

(Rev. 10-90)

**United States Department of the Interior  
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**historic name: Southwood Park Historic Districtother names/site number: 003-215-49000**2. Location**

street & number: See continuation page N/A not for publication  
city or town: Fort Wayne N/A vicinity  
state: Indiana code: IN county: Allen code: 003 zip code: 46802

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets      does not meet the National Register Criteria. I recommend that this property be considered significant      nationally x statewide      locally. (      See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property      meets      does not meet the National Register criteria. (      See continuation sheet for additional comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register  
     See continuation sheet.  
     determined eligible for the  
National Register  
     See continuation sheet.  
     determined not eligible for the  
National Register  
     removed from the National Register  
     other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper\_\_\_\_\_  
Date of Action

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**5. Classification**

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**Ownership of Property**

(Check as many boxes as apply)

☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1889	22	buildings
1	0	sites
4	0	structures
1	0	objects
1895	22	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

HISTORIC RESIDENTIAL SUBURBS IN THE UNITED STATES, 1830—1960 and THE CIVILIZING OF A MIDWESTERN CITY: THE PARK AND BOULEVARD SYSTEM OF FORT WAYNE, INDIANA

**Number of contributing resources previously listed in the National Register:**None

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**6. Function or Use**

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**Historic Functions**

(Enter categories from instructions)

Please see continuation sheets.

**Current Functions**

(Enter categories from instructions)

Please see continuation sheets.

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**7. Description**

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**Architectural Classification**

(Enter categories from instructions)

Please see continuation sheets.

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
STUCCO  
WOOD: weatherboard  
STONE  
METAL: aluminum  
roof ASPHALT  
TERRA COTTA  
STONE: slate  
other WOOD  
METAL: Iron

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Please see continuation sheets.

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**8. Statement of Significance**

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**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or a grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

Please see continuation sheets.

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**9. Major Bibliographical References**

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**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing  
☐ previously listed in the National Register

Register

☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey  
☐ recorded by Historic American Engineering Record

(36 CFR 67) has been requested.

☐ previously determined eligible by the National

# \_\_\_\_\_  
# \_\_\_\_\_

**Primary Location of Additional Data:**

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University ☒ Other

Name of repository: ARCH, Inc., Allen Co.-Fort Wayne Historical Society

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

LANDSCAPE ARCHITECTURE

SOCIAL HISTORY

**Period of Significance**

1905-1965

**Significant Dates**

1917

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation****Architect/Builder**

Schaaf, Albert H.

Strauss, A.M.

Bowers, Leighton

Larimore, Lloyd

Mahurin, Guy

Pohlmeyer & Pohlmeyer

Worthman, John

Weatherhogg, Charles

Parkinson, Simpson

**10. Geographical Data****Acreage of Property****UTM References** (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	654840	4545950	3	16	655990	4544500
2	16	655940	4545990	4	16	654860	4544470

\_\_\_ See continuation sheet

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)**11. Form Prepared By**name/title Angela M. Quinnorganization ARCH, Inc.date March 31, 2008street & number 437 E. Berry St.telephone (260) 426-5117city or town Fort Waynestate IN zip code 46802**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items** (Check with the SHPO or FPO for any additional items)**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name

street &amp; number

telephone

city or town Fort Waynestate IN

zip code

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



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Southwood Park Historic District  
Allen County, Indiana

**2. Location**

Roughly bounded by West Pettit Avenue, Stratford Road, West Sherwood Terrace, Hartman Road, Lexington Avenue, Indiana Avenue, West Rudisill Boulevard, and Fairfield Avenue.

**6. Function or Use**

**Historic Functions**

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/store

RELIGION/religious facility

RELIGION/church-related residence

RELIGION/ church school

LANDSCAPE

LANDSCAPE/natural feature

TRANSPORTATION/pedestrian-related

TRANSPORTATION/road-related (vehicular)

**Current Functions**

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/store

RELIGION/religious facility

RELIGION/church-related residence

RELIGION/church school

LANDSCAPE

LANDSCAPE/natural feature

TRANSPORTATION/pedestrian-related

TRANSPORTATION/road-related (vehicular)

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Southwood Park Historic District  
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**7. DESCRIPTION**

**Architectural Classification**

LATE 19TH & 20TH CENTURY REVIVALS:

Tudor Revival

Colonial Revival

Mission/Spanish Colonial Revival

Late Gothic Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

Commercial Style

MODERN MOVEMENT:

Moderne

International Style

OTHER: Minimal Traditional

OTHER: Monterey

OTHER: French Eclectic

OTHER: Contemporary/Shed

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Southwood Park Historic District  
Allen County, Indiana

## 7. Narrative Description

### Introduction:

The Southwood Park Historic District is located in Fort Wayne, a city of approximately 250,000 people in northeast Indiana. The district is located about 2.5 miles southwest of downtown Fort Wayne. The Southwood Park Historic District is located between West Pettit Avenue, Stratford Road, West Sherwood Terrace, Hartman Road, Lexington Avenue, Indiana Avenue, West Rudisill Boulevard, and Fairfield Avenue. It includes several residential additions to the city of Ft. Wayne: Southwood Park Sections A-F, Southwood Park Section C Amended, Fairmont Place, a portion of Fairfield Heights, Westover Place, Bechtel Place, and Old Mill Additions; along with a portion of West Rudisill Boulevard, and Hartman Road. This collection of resources was developed contemporaneously and is interrelated during the period of significance as described.

The development of Southwood Park is directly related to the implementation of the 1912 proposed plan for Parks and Boulevards for the city of Fort Wayne by landscape architect George E. Kessler. (Attachment A). Kessler planned a system of boulevards and parkways connecting parks and open spaces for the city of Fort Wayne, including West Rudisill Boulevard, Foster Park, and Kessler also proposed the Broadway Boulevard Extended—later named Hartman Road.

Within the spaces that make up Southwood Park are areas of open woodland; a remnant of the Oak-Hickory forest that continues into Foster Park to the west, and to the Wiebke Woods adjacent to the district at Taylor University, and north into both the Oakdale Historic District (listed September 22, 2000), and the Illsley Place-West Rudisill Historic District (listed April 21, 2006).

The evolution of development of the Southwood Park Historic District is briefly described below, followed by a narrative of current conditions of the district.

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Southwood Park Historic District  
Allen County, Indiana

**Part I: Timeline of the Southwood Park Historic District**  
(These are described in greater detail in Section 8, the Statement of Significance)

1. Jean-Baptiste de Richardville [Pinshewa] Reserve, 1818
2. Hanna and Hamilton Purchase, 1835, division into 40 acre lots
3. Farms of Prange, Korte, Baade, Wiebke and other predominantly German-American farmers, 1835-1940.
4. Fairfield Heights Addition: December 1906 (beginning of period of significance)
5. Charles Mulfurd Robinson, Fort Wayne Plan, 1910.
6. Bechtel Estate [Kenfield]: c.1911
7. George E. Kessler Park and Boulevard Plan 1911
8. George E. Kessler Foster Park design 1911
9. George E. Kessler Foster Park entrance 1912
10. Polhamus Estate [Tree Haven]: c. 1912
11. Fairmont Place Addition, March 1913
12. South Wood Park Section A: 1917
13. South Wood Park Section B: 1917
14. Southwood Park Section C: 1917
15. Southwood Park Section D, 1918
16. Foellinger House, 1925
17. Southwood Park Section E, 1925
18. Southwood Park Section F, 1925.
19. Westover Place, May 2, 1927
20. Old Mill Road Addition, c. 1928
21. Southwood Park Section C Extended, 1929
22. William Prange Farm Subdivided, c. 1940
23. Bechtel Place Addition, c. 1950-1955

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Southwood Park Historic District  
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**Part II: Current Conditions of the Southwood Park Historic District**

The Current conditions and description of contributing resources of the Southwood Park Historic District are described in these sections:

**Subdivision Plat**

**Commerce and Transportation Corridors**

**Circulation Systems:**

Curvilinear and Boulevard Streets

Sidewalks for community access

**Organization, Size, and Conditions of Residential Lots**

**Architecture**

Residential Architecture

Religious and Institutional Architecture

Commercial architecture

Open Space Conservation, Design of Parks and Landscape Spaces:

Conservation of Local Scenery

Open Park Spaces

Street Furniture/Objects

**Historic District Plat:**

Each of the distinct subdivision plats of the Southwood Park Historic district has excellent integrity, and they combine to create one contributing site/system in the district. These include all of the Southwood Park sections, A-F, plus "C" Extended, and the Westover Place Addition; the Old Mill Addition, the Bechtel Place Addition, Fairfield Heights and Fairmont Place. It does not include the portion of Fairfield Heights outside of the historic district boundaries.

**Commerce and Transportation Corridors**

The unified collection of residential suburban developments that are included in the Southwood Park Historic District benefited from several historic commercial and transportation resources. West Rudisill Boulevard and Fairfield Avenue provided improved roads for automobiles beginning as early as 1912.

A primary city street, Fairfield Avenue extended south from the St. Mary's River to Rudisill Boulevard in 1900. In 1906 the Fairfield Heights subdivision extended Fairfield to Lexington

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Southwood Park Historic District  
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Avenue. In the Southwood Park District, Fairfield Avenue is two lanes wide, with parking allowed on the west side of the street. A bus route is located on Fairfield Avenue. Intersections at West Rudisill Boulevard, Maxine Drive, and West Pettit Avenue have traffic signals.

West Rudisill Boulevard, designed by George E. Kessler, extends east to west along the north boundary of the district. It is a wide boulevard with remnants of a historic double row of trees, and a wide right of way. Four lanes of traffic are designated, with no parking on either side of the street. Traffic signals are located at Indiana Avenue, South Wayne Avenue, and Fairfield Avenue. Hartman Road, designed as the Broadway Boulevard Extended by George E. Kessler, extends south from the intersection of Lexington and Old Mill Road. It was designed to carry traffic to a proposed bridge at its terminus at the St. Marys River, but the bridge was not constructed. Remnants of the wide right-of-way are visible as paved parking areas in front of several of the residences along Hartman Road.

As Southwood Park Subdivision section "A" was being announced to the public, an effort to extend the city's electric streetcar system south of Rudisill Boulevard was being implemented. South Fort Wayne was historically served by three street car lines: the Broadway/Bluffton Line, the South Calhoun Line, and the South Wayne Line. The electric streetcar system was again expanded in 1926, shortly after the new Southwood Park section "F" had been platted, resulting in a wider right of way for South Wayne south of Pasadena, to accommodate both the streetcar lines, and the Island open park spaces. (photo 5 ). The streetcar line provided an opportunity for commerce, and the South Wayne commercial area between West Foster Parkway and Branning developed. A second commercial district developed along both sides of Fairfield Avenue, at a midway point between West Rudisill and Pettit. This smaller district historically included a gas station, dentist office, doctor's office, and a grocery.

Currently, both commercial districts continue to provide needed services to residents of the district. Along South Wayne are a coffee house, attorney's office, dry cleaners, and barbershop. Along Fairfield Avenue in the district boundaries are a gas station, pizza parlor, and vacant dentist office. On the east side of Fairfield, outside of the district are a restaurant and insurance office. The electric streetcar system was replaced by a bus system in the 1950s. The bus route was moved from South Wayne Avenue to Fairfield Avenue in 1999.

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**Circulation Systems:**

The Southwood Park sections A-F were designed with a combination of curvilinear streets as well as grid-style boulevard streets, conforming to the topography of each portion of the district, and showing the physical transition from the grid-style streetcar era circulation pattern to the curvilinear automobile suburb pattern. Wide boulevards with central median strips and plantings are located in areas of flat terrain. The curvilinear streets in the western part of the district are located in the rolling, wooded areas where care was taken to protect mature trees, and to take full advantage of the terrain. Roads that provide the transition between the two subdivision types—most visibly Sherwood Terrace, and Lexington Avenue—both cross the district in an east-west direction as extensions of the grid, with curvilinear sections conforming to topography and trees.

**Street Car Grid and Boulevard Streets:**

The Fairfield Heights and Fairmont sections extend the traditional city street grid into the northeast corner of the district, and these sections were historically served by a streetcar line and subsequent municipal bus service.<sup>1</sup> Southwood Park sections E and F were designed to blend with the existing grid plan of Fairfield Heights and Fairmont by creating a transitional space with elements of both types. The grid pattern was continued, but without the central alleyways, and open park spaces were placed in the right of ways. Sherwood Terrace, on an east-west axis, was designed in a naturalistic, curvilinear way, following the course of an old stream bed. A small street-car era commercial area is located on South Wayne, between Branning and West Foster Parkway, and extending east on both West Foster Parkway and Branning Avenue, to the central alley. Traditionally, the commercial area included a grocery store, drug store, library, and business offices. Currently, the commercial area includes a coffee shop, medical and law offices, and a hair salon. (photo 6)

North of Pasadena, South Wayne is more narrow. It remains wider than most other roads in the district, due to the extended street car line. South of Pasadena, South Wayne Avenue and Tacoma Avenue retain a boulevard layout south to Pettit Avenue. South Wayne, the widest of the roadways in the district (except for Rudisill Boulevard) was designed in Section F, of

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<sup>1</sup> Fort Wayne Public Transit Company replaced the street car routes with bus service in the 1950s, and went through several name changes in subsequent years. The bus line continued on South Wayne until 1999 when the route was moved to Fairfield Avenue, two blocks east, and along the edge of the district, according to Betsy Kachmar, General Manager of Fort Wayne Citilink, conversation June 2, 2008.

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Southwood Park, as a wide boulevard, with central open park spaces. (photo 5) It was re-platted soon after the initial layout to increase the right of way width for the city's street car line.

North of Pasadena Drive, Tacoma Avenue is narrow as it extends south from Rudisill Boulevard. South of Pasadena Drive, in Section F, Southwood Park, Tacoma transitions to a narrow boulevard, with central island open park spaces, and narrow parkstrip between curb and sidewalk. This narrow width has proved to be a challenge for the tree row planting, as maturing trees have caused buckling of the sidewalk in recent years. (photo 7)

Lot setbacks vary on Tacoma north of Pasadena, with west side lots setback substantially farther than east side setbacks—the result of the differing development histories as Southwood Park, Fairmont, and Fairfield Heights. In addition, houses have been demolished on the east side of Tacoma Avenue between West Foster Parkway and Rudisill Boulevard, for parking area for the First Missionary Church campus. The Fairmont and Fairfield Heights Additions also did not provide a standard building setback line, resulting in eight properties with residences built at the back of lots, near the alleys. Lot setbacks become uniform south of Pasadena Drive.

Arlington Avenue is a narrow street from Rudisill Boulevard south to Pasadena Drive. (photo 8) As Arlington extends south into the Southwood Park section "F" at Pasadena, the road width continues, building setbacks increase and become uniform, creating a more parkway setting. An island park space is located mid-block between Sherwood Terrace and Maple Grove. (photo 9)

### **Curvilinear Streets**

The curvilinear plan unfolds as one enters the Southwood Park Subdivision Section "A" primary entrance at Indiana Avenue and West Rudisill Boulevard. Indiana Avenue travels south, through a generally flat area, as a wide tree-lined parkway, with equally spaced areas of road, park strip and sidewalk, and a uniform building line. It reaches a gentle rise and wooded area, and begins to curve just south of Branning Avenue. The rigidity of the grid gives way to the curving, wooded roads and lots as Indiana continues south. Park strips and sidewalks become more irregular as Indiana Avenue continues into Southwood Park Section "B". This is seen in its fullest extent at the intersection of Indiana Avenue, Drury Lane, and Maxine Drive, where Indiana Avenue curves sharply east, creating an open space triangle along the park strip, extending almost 50 feet wide between road and public sidewalk. This variability in median,



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roadway, and lot is the signature feature of the wooded sections of Southwood, and is found wherever the remnant Oak-Hickory forest is found on rolling topography. (photo 1 and 2)

Drury and Pembroke Lanes follow the topography and trees, as they curve toward each other, connecting at Westover Road and Indiana Avenue, while Beaver and Indiana follow more or less consistent directions as they move from north to south, eventually merging at the southern edge of the district in Section "E".

Section "C" of Southwood Park is also curvilinear in design. Westover Road curves northeast as it splits from Crestwood Drive which curves southwesterly to Hartman Road. Korte Lane begins at Crestwood and Sunset, then curves northeast towards Stratford, while Sunset takes a more easterly path to meet Stratford (photo 3). Stratford Road tops and descends a hill, straightening briefly before Pettit Avenue, and then continuing to the boundary of Foster Park.

Old Mill Road Addition was also platted with a curvilinear plan. Maxine Drive is extended west from Southwood Park Section "B" into the Old Mill Road Addition, and then curves gently northwest, up a small hill to its end at Lexington Avenue. (photo 4)

**Sidewalks for Access:**

The Southwood Park Historic District has a regular system of public sidewalks located throughout and located in the public right-of-way between the park-strip green spaces and private lots. The sidewalks conform to the lot shapes, and park strip spaces, and meander around large trees. The sidewalk system is almost complete and found throughout nearly the entire district and is a significant feature of the subdivision plat site/system. Exceptions are found along a one-block section of Sherwood Terrace between Old Mill and Stratford. Additionally, no sidewalk is found along the east side of Hartman Road, or the southernmost block of Stratford Road, perhaps due to the closest proximity to Foster Park. Old Mill Road also has no sidewalk on either side of the road from Lexington to Westover roads, as a result of the early development of large suburban estates in that section of the district, prior to the platting of the Southwood Park subdivision sections.

In addition, the Southwood Park Development also has public crosswalk sidewalks located at right-angles to the roads and right-of ways, and between private lots. Concrete crosswalks are

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located between Pembroke Lane and Drury Lane; Pembroke Lane and Pasadena Drive, Drury Lane and Maxine Drive; Maxine Drive and Lexington; and Sherwood Terrace and Sunset Drive. (photo 10 shows the orientation of the house at 918 Pasadena—center—with front door facing the Pasadena-Pembroke crosswalk) In addition, crosswalks platted between Sherwood Terrace and Foster Park, and Stratford Road and Foster Park were never improved, but have not been vacated. All crosswalks are significant features of the subdivision site/system.

**Organization, Size, and Conditions of Residential Lots**

The Southwood Park Historic District is composed of irregularly sized and shaped lots along the winding curvilinear roads, and with more regular lot sizes and shapes along the grid and boulevard streets. Many of the grid and boulevard streets also have alleyways laid on a north-south axis. Many of the house lots have numerous mature trees. Street trees have been planted along the median strips. Sidewalks are found throughout the district on nearly all roads. Minimal grading has resulted in an undulating topography, with dips and rises throughout. (photo 11)

All parts of the district with exception of the Fairmont and Fairfield Heights Subdivisions had a prescribed building setback line, which is varied over the entire district, but is consistent in each section. The last area to be platted, Bechtel Place Addition (with lots developed from the Kenfield Estate between 1950-1955), retained the same setbacks and building lines, and continued the landscape design features of the early automobile subdivision, rather than inserting the type of Post World War II subdivision design that was popular during the time. Fairmont and Fairfield Heights were not platted with a uniform building line, and as a result, have a small number of houses that do not conform to the standard setback. Eight of the lots along Arlington, South Wayne, and Tacoma, between the 3900-4500 blocks have houses that are close to the alley. Seven of these were built during the period of 1933-1939, while one lot was not built upon until the 1970s. All were built as simple front or side gable houses, which could easily be converted to use as a garage. These may well represent a reaction to the Great Depression, where property owners had purchased land, but were then unable to build a residence. A temporary residence was constructed in a garage building, with the expectation that a more substantial house would be built closer to the line of construction for neighboring homes. Two of the homes were altered with additions over time, and are not contributing. Six of the homes are contributing. One lot achieved the presumed goal. The Traditional house at 4421 Tacoma Avenue was built c. 1965, in front of the c. 1935 one story, wood sided front gable craftsman

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house that was converted to garage use. The front porch, fenestration, and side entrances of the earlier house remain. (photo 12).

**Architecture**

Residential, Commercial and Religious/Institutional buildings are found in the Southwood Park Historic District. The houses in the Southwood Park Historic District are single-family detached homes on varying-sized lots, with a variety of massing types. Principal architectural styles are Craftsman, Colonial Revival, Tudor Revival, Minimal Traditional, and Ranch Style. Unusual examples of Spanish Eclectic, French Eclectic, Art Moderne, Monterey, International, and Contemporary/Shed are found as well. Materials include wood, brick, metal, and stucco as well as several varieties of roof tiles and slate. Many of the houses were architect designed, throughout the period of significance. Principal architects and home builders included A.M. Strauss, Charles Weatherhogg, Guy Mahurin, Pohlmeier and Pohlmeier, Leighton Bowers, Lloyd Larimore, Simpson Parkinson, John Worthman, and E. Gerald McArdle.

Commercial buildings in the district include both single and two-story buildings of primarily early twentieth century commercial style and are indicative of the continued land use patterns in the district, which included residences, as well as businesses and institutions that served the residents. Contributing examples include the Hutson Drug Store at 4001 South Wayne Avenue, and the Hoosier Foods Store, at 4005 South Wayne Avenue. A contributing example of other styles is the Art Moderne Gollers Dry Cleaning building at 4037 South Wayne Avenue.

Religious and institutional buildings in the district include churches, schools, housing for church and school staff, and office buildings. The First Missionary Church is a c. 1920 Craftsman style brick building, (photo 13) while the St. John the Baptist Catholic Church, c. 1954, is Gothic Revival with modern influences. (photo 14) The St. John the Baptist Convent was designed by A.M. Strauss in the Tudor Revival style, and the St. John the Baptist Grade School was designed by Guy Mahurin in the Collegiate Gothic style. (photo 14) The Missionary Church World Headquarters, c. 1950, is Art Moderne, with glazed brick and ribbons of windows. (photo 15)

The resources in district retain a high level of integrity. Some houses have been sided with aluminum or vinyl, or have had windows replaced or enclosed front porches or entrance areas. In determining whether buildings were contributing resources in the district, siding, windows and

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entrance porches were reviewed. Buildings which have been altered with one or two of these items were considered contributing, while buildings with all three alterations were determined to be non-contributing. As an example, an American Foursquare house with replacement windows and vinyl siding was considered contributing if the original porch configuration was still in place. Garages were also reviewed for integrity. Those determined to be contributing in the district were evaluated as to whether they were built during the period of significance, and had their original number of openings, original siding, and original doors or windows. Garages with original openings and doors were considered to be contributing, even if siding was not original. Garages with aluminum or vinyl siding, and/or replacement doors, were considered to be contributing if they retained their original configuration of openings, with no other alterations.

**Period of Significance:**

The Southwood Park Historic District includes buildings of residential, institutional and commercial use built between 1906 (shortly after the platting of Fairfield Heights) and 1965. The Historic Suburbs Bulletin notes that "As a general rule, when a neighborhood as a whole was laid out more than 50 years ago and the majority of homes and other resources are greater than 50 years of age...the period of significance may be extended a reasonable length of time ...to recognize the contribution of resources that, although less-than-50-years of age, are consistent with the neighborhood's historic plan and character."<sup>2</sup> In Southwood Park the inclusion of houses built through 1965 is consistent with the plan and character of the district. Many of the more recent homes are architect designed, and illustrate the continuation of quality design. Many of these are the work of architects, designers and builders who worked in the district from the 1930s through the 1960s. The inclusion of homes built through 1965 is also consistent with the overall pattern of building in the district. Between 1906 and 1917 a small number of modest homes were built in the Fairfield Heights and Fairmont additions, and a handful of large suburban estates were built along Old Mill Road. The majority of homes built in the district were constructed between 1917 and 1965. After 1965, only six scattered house lots remained unused, and the subsequent construction of homes took place after the period of significance.<sup>3</sup> South-

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<sup>2</sup> Ames, David L. and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places. 2002. P. 96.

<sup>3</sup> Fort Wayne City Directories were used to establish approximate dates of construction, with the assumption that residency often occurs sometime during the year prior to the first appearance in the directory, and construction took

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wood Park was considered to be one of the preeminent residential neighborhoods, and was the home to many of the community's leaders through 1980, when new suburban developments at the city's far southwest edge began to compete as desirable residential locations. During most of the 1970s to early 1990s, the mayor resided in Southwood Park, as did other prominent citizens.

An attached Excel Database spreadsheet lists all contributing buildings in the district, including detached garages. Buildings and garages determined to be non-contributing were altered, or built after the period of significance. Representative examples are organized by street.

***Hartman Road:***

**4233 Hartman Road                  James McArdle House, c. 1965**

E. Gerald McArdle, Architect

This two story vertical board-sided Contemporary/Shed House has multi-directional shed roofs, and an attached garage. The Shed-roof pavilion is located near the center of the façade. The entrance located on north side of pavilion, with an entrance patio enclosed by vertical-board half-wall. Clerestory casement windows on second floor are centered over pavilion. All windows are single pane. James McArdle was the owner of the Fort Wayne Lumber Company, and was already a resident of Southwood Park (1232 Sherwood Terrace) when he purchased one of the last lots created when the Bechtel-Fox estate (Kenfield, see below) was divided into residential lots. In keeping with the long tradition of architect-designed residences in the district, he hired E. Gerald McArdle (his nephew), who was a Fox family descendent, and a resident of the area, to design the house. E. Gerald McArdle lived in Southwood Park until 2007, and designed renovations and additions for several homes in the district.<sup>4</sup>

(Contributing house)

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place sometime during the preceding twelve months. A home first appearing in the City Directory in 1950 may have been occupied in 1949, and constructed in 1948. During the period 1915-1920 sixteen homes were first recorded in the city directory. From 1960 to 1967 twenty-one homes were also first recorded in the city directory, indicating that construction had occurred by 1965. After the 1967 City Directory, only six additional homes are recorded for the first time, with the most recent in 1990. The period of significance ends in 1965, as the subdivision had been substantially built-out by that time.

<sup>4</sup> Interview with Trish Fox, granddaughter of Oscar Fox, and daughter of Louis Fox, of 4305 Hartman Road, March 10, 2009. Ms. Fox also lives in Southwood Park, and owns two of the commercial buildings on South Wayne.

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**4305 Hartman Road Louis Fox House, c. 1952**

This two-story four-bay, clapboard-sided, side-gabled Neoclassical house, has a secondary 1 ½ story wing. The two story full length porch has a roof balustrade, and is supported by round columns. The secondary wings have full length porches located under the roof, supported by three slender round columns. A front-gable dormer with paired six-over-one double hung windows is centered in the roof of each wing. The entrance is located north of center, with minimally-detailed broken pediment hood. Windows are eight-over-one double hung windows, with shutters. Louis Fox was the son of Oscar and Alma Fox of the Kenfield Estate, 4220 Old Mill Road. Louis inherited Kenfield, and sold off much of the land during a period from 1950-1955. He reserved this lot (4305 Hartman Road for himself) after selling the Kenfield House.<sup>5</sup> (contributing house)

**4733 Hartman Road Martin W. "Mox" Pohlmeier House, c. 1939**

Attributed to Pohlmeier and Pohlmeier, Architects

This two-story brick French Eclectic house has a steep hipped roof of red shingle-tile and attached garage. The three-bay façade has its entrance located south of center, with a massive limestone block surround. A wall dormer is centered in each bay, with rounded hood and paired four-light casements in the northern two bays. The southernmost dormer paired casements are five-light, and extend as a doorway with a small balconet with wrought-iron railing. First floor windows are tripled four-light casements with heavy, limestone lintels with keystones, and wood shutters. Martin Pohlmeier was an architect in partnership with his brother, Fred Pohlmeier. (contributing house)

***Old Mill Road:***

**4220 Old Mill Road "Kenfield" Sylvanus Bechtel—Oscar Fox House, c. 1910**

Mahurin and Mahurin, Architects

This is a two story brick cross-gable Craftsman house with red pantile roof. The half-timbered and stucco cross gable section has an entrance on the first floor, and triple one-over-one windows on the second floor, with tripled nine-light windows in the gable. The entrance has a low-pitched

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<sup>5</sup> Ibid.

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pantile roof supported by heavy, rounded stone columns. Other windows on facade are tripled or paired six-over-one, eight-over-one, and one-over-one variations. Flat roof porch supported by paired brick squared piers, extends from entrance across the north half of the façade, extending north past the façade, and wrapping along the north wall to a porte cochere. A side-gable porte cochere extends from north wall of house. A new 1 ½ story brick and stucco garage with red pantile roof connects to the porte cochere (which is original to the house). Sylvanus Bechtel was a vice-president of the S.F. Bowser Company—the world's first manufacturer of gasoline pumps, with headquarters in Fort Wayne. Oscar and Alma Fox owned the Kunkle Valve Company. Formal gardens, a large swimming pool, and a fountain with a small pool, were once located on the grounds. Louis Fox inherited the estate from his mother in 1950, and divided a portion of the estate into building lots. The fountain's small pool remains, and is located in the rear yard of 4242 Old Mill Road.<sup>6</sup>  
(contributing house)

**4310 Old Mill Road                      Robert and Louise Pollack House, c. 1937**

A.M. Strauss, Architect<sup>7</sup>

A.M. Stauss designed this two story brick Tudor Revival house for Robert and Louise Pollack, with an arched automobile passageway and attached garage. The house has multiple high-pitched hipped roofs with a front-facing cross gable near the center of the façade. The entrance located within the primary front-facing gable. Through-the-cornice paired casement windows are located on the second floor of the hipped-roof portions of house. The paired casements to the south of the primary front-facing gable are rounded, and have elaborate scalloped wood lintels. The paired casements to the north of the primary front-facing gable have hipped roofs. First floor windows are twelve-light paired casements with four-light fanlights. Windows located in the primary front-facing gable are tripled casements, with first floor casements having twenty-four lights; and the second floor casements having twenty lights.  
(contributing house)

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<sup>6</sup> Ibid.

<sup>7</sup> *Selections From the Recent Work of A.M. Strauss, Architect*, 1939; Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN. The Pollack House and other houses attributed to the Strauss Collection archive were confirmed by Ms. Maren Read, Archivist for the collection in an email to ARCH on March 20, 2009.

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**4405 Old Mill Road "Tree Haven" Polhamus-Hutner House, c. 1912**

Mahurin and Mahurin, Architects

This two story brick and stucco Craftsman house has a hipped red-tile roof, ancillary covered walk, and pergola, porte cochere, and detached garage. The hipped roof has two front gable dormers, supported by knee braces on façade, additional dormers are found on north and south sides of roof. The entrance is centered on façade, with a low-pitched front gable porch with half-timbering detail, supported by square brick piers. The first floor brick façade has tripled four-over-one double hung windows to the north of the entrance, and a set of four four-over-one windows to the south of the entrance. The second floor stucco façade has two pairs of nine-over-one double hung windows to the north of the entrance bay, and two pairs of one-over-one double hung windows to the south of the entrance bay. The second floor of the entrance bay has a set of four six-over-one double hung windows on the stucco façade, with half-timber details. A single story solarium is located on the north wall, with a timbered pergola extension to a round gazebo with square brick columns and red tile roof. On the south wall is located an open single story porch with flat roof, which meets a side-gable porte cochere with red tile roof. Both porch and porte cochere are supported by square brick columns. A front gable wood-sided two-car garage with a red tile roof and a single wide door garage is located to the rear of the home. Albert Z. Polhamus was a vice-president of the S.F. Bowser Company—the world's first manufacturer of gasoline pumps, with headquarters in Fort Wayne.  
(contributing house and contributing garage)  
(photo 16)

**4415 Old Mill Road Oscar Foellinger/Helene Foellinger House, c. 1925**

Guy Mahurin, Architect<sup>8</sup>

This two story brick and stucco Tudor Revival house has a slate roof. There is a side gable roof with a front-facing cross gable, and multiple front-gable and shed roof dormers on the front façade. The front-facing cross gable has half-timbering and elaborate brickwork. The entrance is located in a front-facing gable, surrounded by polychromatic segmented stone arch. Above the entrance is a tripled casement window with fabric awning. Windows in the brick first floor façade are grouped casements in pairs, tripled, and sets of four. All windows on the front façade, and the doorway, have fabric awnings. An auto passageway and attached garage are located on the north end of the house. A second, separate garage of brick, with a slate roof, and cross gable

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<sup>8</sup> Guy Mahurin, *Architect*, 1930.



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massing is located at the back of the parcel. Oscar Foellinger was the owner and publisher of the Fort Wayne News-Sentinel newspaper from 1920 until his death in 1936. He was succeeded by his daughter, Helene R. Foellinger, who at age 26 became the youngest publisher of a major daily newspaper in the United States, in what was then a male-dominated field. Ms. Foellinger owned and published the News-Sentinel until 1980. She and her mother started the Foellinger Foundation, which funds projects in Indiana and the Midwest, including the Foellinger Auditorium at the University of Illinois, and the Foellinger Theater, and Foellinger-Freimann Botanical Conservatory in Fort Wayne. She continued to live in the family home until her death in 1987.

(contributing house and contributing garage)  
(photo 17)

**4520 Old Mill Road: James R. Fleming House, c. 1940**

This two story hipped roof limestone French Eclectic home has an attached garage. The roof is composed of reddish tone slate. The four-bay façade has a massive stone exterior chimney. The front entrance located north of center on façade and is surrounded by stone archway. Above the entrance is located a through-the-cornice broken pediment parapet dormer, with rounded pair of casement windows. Above the parapet is found a squared, flat roof dormer, with a single nine-light window. Additional windows on the façade are uniformly placed in each bay, and are double or triple casements with four lights, with several also having two or four-light fanlights. To the right of the entrance, the first floor windows in the north bay are five casement windows in a modified bay of smooth limestone, with each casement having five lights, with a two light fanlight above. A recent, non-contributing detached wood frame garage is also on the lot, as is a large, elaborate tree-house in the Westover Road side yard. An in-ground swimming pool is also found along the Westover Road side-yard.

(contributing house and non-contributing garage)  
(photo 18, streetscape scene of Old Mill at Westover intersection, with Fleming House centered.)

**4617 Old Mill Road: Erwin and Marcelle Trier House, c. 1929**

This two story brick side gable Tudor Revival house, has a front-facing cross gable. The high-pitched roof is covered with wood shingles, and has several recessed roof dormers with eight-over-eight windows. The entrance is located to the north of the front-facing cross gable, and is surrounded by a stone archway. Other openings on the façade are a set of three and set of four

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eight-over-eight windows, covered with a fabric awning. The front-facing cross gable has a centered chimney with thin diamond-pane casement windows on both sides, framed with stone. A steep-pitched hipped roof and two recessed dormers are found on the detached garage, also built of brick.

(contributing house and contributing garage)

**4635 Old Mill Road: Frank and Mayme Mills House, c. 1930**

Lloyd Larimore (Larimore and Parkinson), Architect

This two story brick Tudor Revival house with slate roof. The high-pitched multi-color slate hipped roof and façade have a hipped gable detail, jutting less than twelve inches from the façade and main roof. A front-facing gable extends from the façade on the north side, and has a set of four casement windows on the first floor and paired casements on the second floor with ornate wood shutters, and a stone detail at the roofline. The entrance is centered on the façade, between the front-facing gable and the hipped gable detail. The doorway is surrounded by a brick surround with random limestone sections, and a stone lintel with carved detail. Above the entrance on the second floor is a triple casement window with balconet and wrought iron railing. The entrance is reached via a multi-color slate walkway and patio that match the roof in color and type. To the south of the entrance on the first floor is a pair of French doors. Above the French doors are paired casement windows on the second floor and a front gable dormer is located above, with a stone framed opening for a louvered vent. All windows on the façade have fabric awnings. The garage is brick, with a hipped slate roof and has a single wide door (for two cars.) This home was featured in an article entitled "Beautiful South Wood Park Home," in the Fort Wayne Journal Gazette newspaper shortly after construction, in October of 1930, identifying the architects.<sup>9</sup>

(contributing house and contributing garage)

**4643 Old Mill Road: Edwin Graham House, c. 1925**

Lloyd Larimore, Architect

This two story brick Tudor Revival house has stucco and half-timbering on the second floor and a hipped roof. A front-facing gable extends from the north half of the façade. The entrance is located within a secondary front-facing gable extending from the larger gable, and has a

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<sup>9</sup> Fort Wayne Journal Gazette, "Beautiful South Wood Park Home." October ??, 1930. (date is unreadable on photocopy)

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surround of rough-faced stone quoins. On the first floor to the north of the entrance, is found a pair of nine-over-one windows. Above the windows and entrance in the front-facing gable on the second floor is an area of stucco and half-timbering, with a one-over-one arched window centered in the gable, flanked by wood shutters. Above the entrance on the second floor is located a through-the-cornice arched window and front gable dormer. To the south of the entrance is a massive exterior chimney of brick with random stone sections. To the south of the chimney are found paired nine-over-nine windows on both first and second floors. A detached brick two-car garage with hipped roof and two garage doors is located to the rear of the house. (photo 19 shows streetscape of 4600 block of Old Mill)  
(contributing house and contributing garage)

**4650 Old Mill Road: William F. and Anna Prange House, 1916**

This two story brick American Foursquare has a hipped roof. William and Anna Prange built a suburban-style home on a portion his father's farm during the same period that they arranged for Hilgeman & Schaaf to sell and develop much of the remaining land. The home precedes the development of Southwood Park by a year, and has been slightly altered. It has paired one-over-one windows in the hipped roof dormer. The soffits have been covered with vinyl. Two one-over-one windows are found on the second story of the façade, flanked by shutters. The first floor of the brick façade shows evidence that a full length porch was removed many years ago. The entrance is located on the south side of the façade, and has minimal, colonial style wood framing. The entrance has a concrete stoop, with aluminum railing. A paired window is located in the center of the façade on the first floor, with twelve-over-twelve lights. The side-gable vinyl-sided two-car garage has a single wide door, and was built after the period of significance.  
(contributing house and non-contributing garage).

**4700 Old Mill Road: Edwin Scheele House, c. 1941-1943**

This two story, rough limestone and half-timbered Tudor Revival house with wood and brick detailing, has a porte cochere, and attached garage. The side gabled slate roof is punctuated by a centrally located, large, steeply pitched hipped roof pavilion, and all sections of roof have copper gutters. Centered on the pavilion is a front gable section. On the first floor of the gable section is located a complex set of three pairs of moveable casement windows with eight lights in each casement, surrounded by fixed four-light casements on each side, all of which are below three

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sets of eight-light fanlights, creating a continuous section of window with 80 lights. This set of windows has a scalloped wood lintel. Above this, on the second floor, are two sets of casements, under a scalloped wood lintel, also arranged with a moveable eight-light casement flanked by four-light fixed casements. Above the second floor windows is a large section of half timbering, filled with brick, with a centrally placed two-light stained glass casement window. The entrance is located to the south of the front gable, in the central pavilion. The entrance has a smooth-cut stone quoin surround, and a simple concrete stoop with wrought-iron railing. A heavy, detailed entrance light fixture is located to the south of the entrance. Above the entrance on the second floor is a pair of diamond pane stained glass casement windows, with the lintel extending through the cornice, creating a flat-roof wall dormer effect. A band of smooth stone separates first and second floors across the entire pavilion and front gable section of the façade. The pavilion façade north of the front gable informally mirrors the south side, with paired casement windows with a massive stone sill on the first floor, and paired casements with lintel extending through the cornice.

To the south of the pavilion section, the façade has a large one story bay window with copper hood on the first floor. This bay mimics the complex window area on the front gable, with side sections of the bay having combination of moveable and fixed casement windows with a total of twenty-eight lights, and the central section having fifty-six lights. Above this, on the second floor is a ribbon of four eight-light casements. To the north of the pavilion is located a porte cochere attached to a side-gable stone, brick, and half timbered garage with slate roof. The garage is topped with a large, copper spire and weathervane.  
(contributing house)  
(photo 20 )

**4707 Old Mill Road: Frank and Georgia Staub House, c.1941**

This two story brick Colonial Revival house has a side gable roof. The entrance is centered on the façade, topped with broken pediment. Eight over twelve windows are located on either side of entrance on first floor. On the second floor, eight-over-eight windows are located above first floor windows. Exterior chimneys are located on both north and south walls. The side gable two-car garage has a single wide garage door, and is faced with brick on the façade, with side walls of wood siding.  
(contributing house and contributing garage)

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**4802 Old Mill Road: James and Geraldine Paurice House c. 1953**

Robert W. Duryee for Leroy Bradley, Architects

This one and ½ story Ranch/Colonial Revival house has an attached garage. The side gable clapboard sided house has stone and face brick on the first floor of façade, and a front gable at south end of façade. A front gable dormer is located above the entrance with a pair of three-light casements. Eight-over-eight windows are centered in front gable. A three-part window with sixteen lights is located to north of entrance. A smaller diamond pane casement window is located to the north of entrance, and set of three diamond pane casement windows located at north end of façade. Secondary side-gable garage wing has a secondary entrance, and diamond pane casement windows. The current owners have the signed blueprints for the house, designed by Robert W. Duryea, who was with the firm of Leroy Bradley, Architects.  
(contributing house)

**4834 Old Mill Road: Lloyd and Marie Stocks House, c. 1952**

Trisco System, Architectural Division, designer and builder

One story side gable clapboard sided Ranch/Colonial Revival house with front gable attached garage at south end of façade. Garage gable has vertical wood siding. Entrance located centrally on façade, with a pair of non-symmetrically divided windows, each with nine lights in lower right corner of window, topped with four lights, and with a set of four lights on the left side. A small cupola and weathervane is located on the roof ridge, above the paired windows. Garage door in front gable is to the south of the windows. To the north of the entrance are located a trio of six-lights casements. Lloyd Stocks designed and built his home.  
(contributing house)

**4835 Old Mill Road: Arthur H. Moore House, c. 1939**

John Worthman, Worthman Built Houses

This two story, wood shingled Colonial Revival house has an attached garage. The entrance is centered under a front gable porch, supported by trios of slender square wood columns, and by decorative slender pilasters. Eight-over-twelve windows are located on either side of entrance, flanked by decorative shutters. Second floor eight-over-eight windows are located within through-the-cornice front gables, located above each first floor window. An exterior chimney is

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located on south gable of house. An attached side-gable garage is located on north end of house. John Worthman, a popular Fort Wayne designer and builder, planned and built this house for Arthur Moore, according to a full page advertisement published soon after the house's completion that featured photos of recent Worthman projects, soon after the home's completion.<sup>10</sup>  
(contributing house)

***Stratford Road:***

**4629 Stratford Road: Edwin W. Galloway House, c. 1928**

This stucco and half-timber two story house has an attached garage, and a side gable orientation with a cross gable. The roof has diamond cut composition shingles. The entrance is located in the cross gable, under a front-gable porch with decorative half-timbering and cut-out arch over an arched door, with the porch supported by single wood posts. Two pairs of ten-light casements are located to the south of the entrance, in the front gable, and flanked by wide plank shutters. A pair of ten-light casements is located to the north of the entrance, with an eight-light fanlight above, flanked by wide plank shutters. On the second floor a pair of eight-light casements is located in the front gable, flanked by wide plank shutters. A long shed dormer is located to the north of the front gable, with a pair of twelve-light casements, flanked by wide plank shutters. The garage opening on first floor has two doors, with decorative cross-framing and eight lights. The house was featured in a newspaper article shortly after its construction.<sup>11</sup>  
(contributing house)

**4701 Stratford Road: Joseph and Amelia Barbieri House, c. 1941**

A.M. Strauss, Architect

This two story brick Colonial Revival house has a detached garage. The side gable house has brick quoin detail at each end of façade. The entrance is on the south end of façade, under a wide, simple pediment and two-part fanlight, and flanked by wood panels, and fluted pilasters. A three-part bay window with a total of thirty-six lights is located to north of entrance. Three six-over-six windows are located on the second floor, each flanked by decorative shutters. A wide friezeboard is located at the roofline. A large, brick chimney is located in the south gable and a

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<sup>10</sup> Fort Wayne News Sentinel, September 9, 1939.

<sup>11</sup> Fort Wayne News Sentinel, May 5, 1927.

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small one-story shed roofed room is attached to the north end of the house. A detached front-gable two-car garage is located behind the house, with a single wide garage door. A.M. Strauss designed this house for the Barbieri family.<sup>12</sup>  
(contributing house and contributing garage)

**4710 Stratford Road: Herman and Katharine Nussbaum House, c. 1941**

A.M. Strauss, Architect

Two story clapboard sided Colonial Revival house with attached garage. Centrally located entrance on façade, with a semi-circle pediment, with sunburst panels, flanked by slender, paneled pilasters. Eight-over-twelve windows are located on either side of entrance, each flanked by decorative shutters. Three eight-over-eight windows are located on the second floor, flanked by decorative shutters. Large, brick chimney in north gable end. A.M. Strauss designed this house for the Nussbaum family.<sup>13</sup>  
(contributing house)

**4711 Stratford Road: Mrs. Katherine A. Fox House, c. 1931**

Attributed to Simpson Parkinson, Architect

This two story side-gable stucco Spanish Colonial Revival house has red asphalt roofing shingles, and an attached side gable garage. The entrance is located on north end of façade, and features a *Plateresco* door surround with paired pilasters, tall tapered shafts, and filigree details. Above the entrance on the second floor is a pair of six-light casements, with wrought-iron balconet, with a mission-revival style parapet above. To the south of the entrance on the first floor are two pairs of casements, each eight-lights, with a large, six-light arched fanlight above. Two pairs of casements are located over the first floor windows on the second floor, each eight-light, and with a decorative wrought iron balconet. Located on the façade are decorative tiles, in a shield motif, with a large shield centered between the two large second-floor windows. Two smaller shields flank the smaller casement pair above the entrance. Above this small casement pair, near the parapet are also six faux drainage tile openings. The garage has a long parapet of

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<sup>12</sup> Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

<sup>13</sup> Ibid.

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stucco with wood trellis panels, topped with a single decorative finial, in the center of the parapet. Two garage door openings of stucco are decoratively arched. An addition was constructed behind the attached garage c. 1980. The main block of the house is similar to 4330 Pembroke Lane, and the interior layout of the rooms, stairways and other details substantially matches the Pembroke house as well, suggesting that Simpson Parkinson designed this house. (contributing house)  
(photo 3 shows from left to right 4629, 4701 and 4711 Stratford Road)

**4902 Stratford Road: Winfield Moses, Sr. House, c. 1955**

This one-story brick and wood sided Ranch house has an attached garage located in an ell. The façade is faced with red brick, with wood siding in garage gable. The entrance is centered on façade, with a three-part sliding window located to the south of the entrance, over two equally sized sections of 20 glass blocks. A pair of sliding windows is located to the south of this, where the house and garage sections meet. To the north of the entrance is a three-part sliding window. On the front-gable garage, a three part single-light sliding casement is located. Winfield Moses, Sr. was a prominent home builder in Fort Wayne in the 1950s and 1960s, and was the father of Winfield Moses, Jr., a mayor of Fort Wayne during the 1980s.  
(contributing house)

**5005 Stratford Road: LeRoy and Frances K. Shine/Dr. William and Julia Lyon House, c. 1957**

This one story Ranch house with attached garage, is faced with thin horizontal sections of reddish and tan stone. A set of three single-light casements is located on the north end of the façade. The entrance is located to the south of the casement pair, recessed under the roof, with a pair of multi-light doors. To the south of the entrance are three fixed single light full length windows, with a smaller trio of single-light casements to their south, near the garage opening. The garage is located in a hipped roof pavilion at the south end of the façade, with a single wood door. LeRoy Shine owned several shoe stores in the Fort Wayne area. The Lyons moved into the house before 1964, and lived there until the mid 1990s. Dr. Lyon was a prominent psychiatrist in Fort Wayne for many years, and was an organizer of Park Center--a regional community mental health facility. His wife, Julia, was a well known local artist.  
(contributing house)



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***Beaver Avenue:***

**4222 Beaver Avenue: Robert Gunzenhauser House, c. 1921**

This two story Craftsman house has wall coverings of wide clapboard, stucco and half-timbering. The tall, front gable house has its entrance centered on the façade, under a shed roof porch, broken by a tall, front gable centered over the door, and supported by massive brackets. The porch is screened. On the second floor are trios of six-over-six windows located within a section of wood siding, located under a jetty, separating second floor from attic gable, and supported by massive brackets. Above the jetty, stucco and half-timbering surround a pair of twelve-light casements. A front-gable wood-sided one-car garage is located behind the house, and has a steeply pitched roof that matches the house.  
(contributing house and contributing garage)

**4256 Beaver Avenue: Nellie B. Lynch House c. 1921**

This two story, wide clapboard sided Craftsman house has an offset porch. The front gable house has entrance on south end of façade, under an offset, front gable porch. Slat-style porch balusters have decorative cut-outs. Both porch and house have massive brackets at the roofline. To the north of the entrance is a pair of six-over-one windows. Above, on the second floor is a trio of six-over-one windows, with a decorative planter box, supported by wide brackets. Decorative slats of wood are found in the gable, at the roofline. The front-gable one-car garage is wood sided.  
(contributing house and contributing garage)

**4318 Beaver Avenue: Wayne Marriotte House, c. 1928**

This two story, vinyl-sided Dutch Colonial Revival house has its entrance located on the south end of the façade, under a porch supported by wood and brick piers. The porch roof has a wide, shallow arch, which is mimicked above a pair of divided-light French doors located to the north of the entrance. On the second floor are located two one-over-one windows. The front gable one-car garage is sided with aluminum. The house was featured in the newspaper shortly after its construction was completed.<sup>14</sup>

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<sup>14</sup> Fort Wayne News Sentinel, Nov 17, 1928

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(contributing house and contributing garage)

**4601 Beaver Avenue: John McMeen House, c. 1930**

This two story brick and stone Tudor Revival house has French Eclectic details. The tall, hipped roof with two through-the-cornice front gable windows is situated on a corner lot, and has a large front gable pavilion facing the secondary road. The entrance is located between the main house, and pavilion, and consists of a round, single-story, flat-roofed vestibule, with an arched doorway, and small two-over-two windows on either side. An exterior chimney of brick and stone is located over the entrance vestibule. To the west of the entrance vestibule is located a three-over-one window. Two trios of three-over-one windows are located on the first floor of the façade. On the second floor, a trio of windows is located in a stucco and half-timber oriel window supported by simple wood brackets, with a diamond-pane casement located above the trio of windows, in the gable. To the south of the oriel window is located a pair of arched, diamond-pane casements, in a front gable that extends through the cornice, and has a small, diamond pane casement located in the gable. The pavilion section to the east of the entrance is two stories tall, with a flared eave extending over a brick and stone arched gate opening. The first floor of the pavilion is stone and brick, with three pairs of diamond pane casement windows, above a stone balustrade. The second floor of the gable is sided with irregular wood lap siding and has a single, multi-paned window. The front gable brick two-car garage has a slate roof, half-timbering, and a single, wide garage door.

(contributing house and contributing garage)

**4623 Beaver Avenue: Cecil Cross House, c. 1930**

This two story, brick French/Tudor Revival house with flared slate roof, and detached brick and slate garage. The side gable house has a flared front gable pavilion on south end of the façade, with the roof extending to a rounded tower entrance opening with arched entry way. The entrance area extends north of the tower, with a patio area surrounded by a low brick wall. To the north of the entrance tower is located two pairs of eight-light casements with four-light fanlights. On the second floor above the paired casements, is located an arched dormer with pair of eight-light casements, inset into the roof. The pavilion section of the façade to the south of the entry tower has three pairs of eight-light casements, with four light fanlights, creating an entire window area with sixty lights. Above the window set, on the second floor is located a pair of ten-light casements with a plain brick sill. The side gable two-car garage is brick with a slate roof and has a single wide car garage door.

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(contributing house and contributing garage)

**4628 Beaver Avenue: Joseph P. Doody House, c. 1929**

This two story, Tudor Revival house has a side gable slate roof, brick walls of alternating header and stretcher rows, and stucco half-timbered gables. The entrance is located on the south of façade in front gable of stucco and half-timbering. To the north of the entrance front gable are located two pairs of six-light casements, each with a four-light fanlight, with heavy wood lintels and sills. The second story has a front gable through-the-cornice dormer of stucco and half-timbering, with a pair of six-light casements, with a four light fanlight, and three light side lights. The front gable two-car garage is brick with half-timbering in the gable, and has a single wide garage door. The house was featured in the newspaper shortly after its construction.<sup>15</sup>

(contributing house and contributing garage)

(photo 21-Beaver Avenue Streetscape, from the right, Joseph Doody is fourth Tudor Revival house.)

**4709 Beaver Avenue: William Bolitho House, c. 1930-1933**

Hilgeman & Schaaf, Builders

This two story, wood sided Colonial Revival house has a detached garage. The side gable house has a full length porch, with the entrance at the south end of façade. Porch roof is supported by three square columns at the corners, and a pair of columns in the center, with all columns connected by decorative horizontal wood slats, located every twelve inches. Three six-over-one windows are located to the north of the entrance. On the second floor are two eight-over-one windows, one in each bay. The front gable one-car garage is wood sided. The house was featured in the newspaper shortly after its constructing, indicating that Hilgeman & Schaaf had been the builders, but no architect was identified.<sup>16</sup>

(contributing house and contributing garage)

**4816 Beaver Avenue: Joseph H. Baltes House, c. 1940**

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<sup>15</sup> *Fort Wayne News Sentinel*, March 23, 1929

<sup>16</sup> *Fort Wayne Journal Gazette*, "Colonial Home is for Sale." March 2, 1930

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This two story, wide clapboard-sided Garrison Colonial Revival house has a side gable roof and attached garage. The entrance is centered on the façade, and recessed. On either side of the entrance are located multi-paned windows, flanked by decorative shutters with cut-outs. A jetty separates the first and second floors. On the second floor are three windows, spaced evenly across the façade, each flanked with decorative cut-out shutters.

(contributing house)

(photo 22. Streetscape of 4800 Beaver, including Baltes house, center, with island park space in foreground)

**Indiana Avenue:**

**3917 Indiana Avenue: Winterrowd-Whitacre House, c. 1922**

Leighton Bowers, Architect<sup>17</sup>

This two story, clapboard-sided Colonial Revival/Craftsman house has a detached garage. The side gable house has boxed eaves and paired modillions. The entrance is located on the north end of the façade, and consists of a wide glazed door with Craftsman muntins flanked by 12-light sidelights. The full width porch is supported by paired square columns and has a roof balustrade. South of the entrance is located a set of ten-light French doors. On the second floor are located two sets of three multi-pane windows. Above each set of windows is a pedimented dormer with a set of multi-pane casement windows. The hipped-roof two-car garage is sided with wood, and has two garage doors.

(contributing house and contributing garage)

**4018 Indiana Avenue: Clarence Busch House, c. 1920**

This two story, wood sided American Foursquare house has a detached garage. The roof is hipped with a small gable centered in the cornice. The entrance is located on the north end of the façade, under a full-length porch supported by wood and brick piers. To the south of the entrance is located a trio of six-over-one windows. On the second floor, two six-over-one windows are spaced evenly on the façade, flanking a pair of smaller 4-light casement windows at the center of the façade, under the gabled cornice. The plan is very similar to 4330 Drury Lane. The two-car

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<sup>17</sup> Fort Wayne Historic Sites and Structures Inventory, Interim Report. 1996.

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garage has a hipped roof, wood siding, and has two garage doors. The house was featured in the newspaper shortly after its construction.<sup>18</sup>  
(contributing house and contributing garage)

**4030 Indiana Avenue: Parker Whiting House, c. 1927/2006**

This two story, vinyl-sided Colonial Revival house has a detached garage. This is a front-gable house with a full-width front porch. The house roof was rebuilt in 2006; the original soffits and roof overhang were removed. All windows were replaced with vinyl windows. Porch piers and balustrades were replaced with narrow, contemporary stock. The original massing of the house has been lost. The front gable two-car garage was also altered, with soffit changes, and the south garage door was removed, and replaced with an entrance door, leaving one garage bay on the north.

(non-contributing house and non-contributing garage)

**4101 Indiana Avenue: Nelson Ritchey House, c. 1925**

This one story clapboard sided Craftsman house has a detached garage. The low pitched side gable roof has wide eaves and a very long, low shed dormer on the front with three multi-pane windows. A full length pergola/porch extends across the front. On both sides of the central entrance are paired multi-light French doors. A large, two-car side gable addition was added to the original front gable one car garage during the period of significance. The garage is sided with aluminum, and retains four-light paired windows on the south and west walls.

(contributing house and contributing garage)

**4125 Indiana Avenue: Homer Hartman House, c. 1925**

Pohlmeyer and Pohlmeyer, Architects<sup>19</sup>

This two story, brick American Foursquare/Prairie house with detached garage and hipped roof. Entrance is on the south of façade, under a hipped roof full length porch supported by two large, square brick columns at the ends, and a square, tapered wood column at the entryway. Two

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<sup>18</sup> *Fort Wayne Journal Gazette*, July 20, 1920

<sup>19</sup> Owner has the signed blueprints.

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eight-over-eight windows are north of the entrance, evenly spaced on the façade. On the second floor two pairs of eight-over-one windows are spaced evenly. The hipped roof two-car garage is wood sided and has a single, wide garage door.  
(contributing house and contributing garage)

**4207 Indiana Avenue: Henry Bruns House, c. 1925**

This one story, wide clapboard sided Tudor Revival Cottage has a detached garage. The side gable false thatched roof is covered with asphalt shingles. Entrance located on north end of façade, under a curved gable roof. A five window bay is located to the south of the entrance with three eight-light casements flanked by twelve light casements at each end. To the right, at the south end of the façade is a pair of twenty-light casements. A planter box supported by small brackets is located below the window pair. A screen porch supported by round columns extends from the north gable wall. The front gable two-car garage is wood sided. The tapered overhang of the roof—wider at the peak, tapering to the side walls—suggests that it once had a false-thatched roof detail.  
(contributing house and contributing garage)

**4222 Indiana Avenue: Walter F. and Roxie Smith House, c.1921**

A.M. Strauss, Architect<sup>20</sup>

This two story, brick Craftsman house has stucco and half timbering, deep eaves, decorative brackets, and a green Spanish tile roof, that extends over a recessed front porch. The side gable roof has a front gable at the south end of façade. The entrance is near the center of façade, under the roof, with arched, multi-light patterned glass sidelights. North of the entrance is a ribbon of four patterned glass windows. South of the entrance, on the gable, is a ribbon of four patterned glass windows with transoms set within a low arch. A second ribbon of windows is on the second floor of the gable, above the first floor set, with three patterned glass windows, flanked by decorative shutters. In the peak of the gable is a set of three small, semi-rounded, pattern glass windows set within a low arch. A large, front gable dormer with half timbering is located above

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<sup>20</sup> Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

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the entrance and porch, with a set of four windows of patterned glass within a low arched opening. A matching front gable one-car brick garage with a green tile roof is located to the north and rear of the house.

(Contributing house and contributing garage)

(photo 1—view toward Smith house, across peninsula park space)

**4230 Indiana Avenue: Edwin H. Underwood House, c. 1920**

This one and a half story, brick Craftsman house has a matching detached garage. The side gable house has wide eaves with knee braces. The entrance is centered on façade, under a wide eave extending over the entrance stoop, supported by brackets. The doorway is flanked by sidelights with decorative muntins. A ribbon of three nine-over-nine windows is located on the facade on both sides of the entrance. A large, front gable dormer is located over the entrance, with a ribbon of paired casement windows. Exposed beams support the dormer roof. On the west side of the house is a pergola and patio area. On the east side of the house is a solarium with flat roof supported by square pilasters, mimicking the pergola on the west. Solarium is enclosed by casement windows with decorative muntins and transoms. The two-car side gable brick garage has a single, wide garage door.

(contributing house and contributing garage)

**4428 Indiana Avenue Charles R. Smith House, c. 1925/c.1980/c.2007**

This two story, aluminum-sided Colonial Revival house, has a detached garage. The house has a side-gable roof. The entrance is centered on the façade, protected by a shed porch roof supported by battered wood piers resting on square brick piers at the corners of the porch. The porch has a brick balustrade with two additional brick piers topped by stone caps at the centered porch entrance. In 2007 two additional battered wood piers were added to the central brick piers; they appear to be constructed of plywood. Additional decorative trim was added at the tops and base of the piers, of a size and scale unlike the original piers. Vertical wood siding is located on the façade under the porch roof, and on both sides of the entrance. A solarium extends from the south wall of the house, with large replacement picture windows. All windows on the house are vinyl replacement windows. A two-story addition, built c.1980, extends from the north wall. The front gable one-car garage is sided with aluminum.

(non-contributing house and contributing garage)

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**4636 Indiana Avenue: Henry Simon House, c. 1930**

This two story, brick and stone Tudor Revival house has decorative half timbering and a detached garage. The cross gabled roof has multicolored slate-look composition shingles. There is "Storybook style" detailing on all exterior walls, with patterned brick and stone sections depicting flowers, lightning bolts, diamonds, and other shapes, placed randomly. The brick two-car front gable garage has two garage doors and matches the house with half-timbering, a diamond-paned window in the gable, slate-look composition tiles, and random patterned brick and stone walls.

(contributing house and contributing garage)

(photo 23, detail of patterned brick on north wall)

**Tacoma Avenue:**

**4202 Tacoma Avenue: Arthur and Anna Dodd House, c. 1927**

This two story, wide clapboard sided Craftsman house has a matching detached garage. The side gable roof has deep eaves, vergeboards and decorative brackets. The entrance is located in a projecting front gable vestibule on north end of façade, with arched door. To the south of the entrance gable are two double-hung windows decorative muntins and with planter boxes supported by brackets. A wide shed dormer is above the windows and entrance, with two pairs of double hung windows. Wide functional wood shutters with decorative cut-outs flank each window pair. The front-gable two-car garage has a single, wide door, flared eaves and is wood sided.

(contributing house and contributing garage)

**4214 Tacoma Avenue: Simpson and Madelyn Parkinson House, c. 1927**

Attributed to Simpson Parkinson, Architect

This two story, vinyl sided and veneer stone American Foursquare house has a detached garage. The entrance is on north side of façade, near the center, and is under a front gable porch supported by metal columns. The gable and cornice have been faced with veneer stone. A ten-over-one window is to the south of the doorway, under the porch roof. The porch roof extends south into a shallow hipped roof over a solarium. The solarium has a ribbon of four pattern glass-over-one windows: stone veneer has been applied to the wall surfaces. On the second floor two



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pattern glass windows are spaced evenly. A hipped dormer is centered on the roof, with two single light windows. The hipped-roof one-car garage has wood siding. Simpson Parkinson worked as the architect for Hilgeman and Schaaf from 1925-1928, when he entered a partnership with Lloyd Larimore.

(contributing house and contributing garage)

**4234 Tacoma Avenue: Lawrence and Nellie Zollinger House, c. 1927**

Harris Home No. M-1526, Harris Bro. Co., Chicago, IL<sup>21</sup>

This two story, clapboard sided Craftsman house has a detached garage. The clipped front gable roof has a large shed dormer on the south side. The south roof extends to a partially recessed screened porch on the south wall of the house. The entrance is located on the north side of the façade, under a hipped roof hood supported by knee braces with pendants. A pair of double-hung windows is located to the south of the entrance, with a planter box supported by brackets. Another pair of windows with a planter box is centered in the gable. Windows have vertical muntins in upper sash. The front gable one-car garage has rafter tails, and is wood sided.

(contributing house and contributing garage)

**4309 Tacoma Avenue: House, c. 1928**

This two story, brick American Foursquare house has a hipped roof. There is also a detached wood sided two story garage. The entrance is on the north part of the façade, under a shallow hipped porch roof supported by battered piers. A window is located to the north of the door under the porch roof. The porch roof extends south over a solarium. The solarium has a ribbon of four one-over-one windows. On the second floor two pairs of one-over-one windows with stone sills are spaced evenly on the façade. A hipped roof dormer has two single light windows. The hipped roof two story garage is nearly as large as the house, and has hipped dormers, a ribbon of windows on the second floor, and two large wood garage doors on the first floor.

(contributing house and contributing garage)

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<sup>21</sup> Fort Wayne Historic Sites and Structures Inventory, Interim Report. 1996.

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**4421 Tacoma Avenue: House, c. 1965**

This aluminum-sided Split-Level Traditional house has a detached garage. The low side-gable roof extends past the façade, supported by full-height square columns. The entrance is centered on the façade, under the porch. Lower level short, one-over-one windows are paired on both side of the entrance, flanked by decorative shutters. Above these, on the upper level, are two pairs of taller one-over-one windows, flanked by decorative shutters. In the back yard, the garage building has been converted from a one-story front gable house. The individual entrance to the garage is centered under a shed roof porch, with piers and balustrade. The garage door has been installed in the east elevation, at the alley. Some multi-pane windows and side door openings remain.

(contributing house with contributing garage)

**4429 Tacoma Avenue: Charles Horton House, c. 1927/c.1980**

This two story, vinyl sided Contemporary house has an attached garage. The front entrance faces Pasadena Drive. The house was built as a front gable, one story bungalow in 1927, with the front entrance facing Tacoma Avenue. A second story was added to the house, with an attached garage c. 1980, at the same time the orientation of the house was changed to Pasadena. The Tacoma-facing porch was altered, and bungalow-type piers and balustrade were replaced with thin, contemporary columns and balustrade. Doors and windows were replaced c. 1980, to match new windows in the newly constructed parts of the house. Through inappropriate alterations the house has lost its original form, massing, and architectural details.

(non-contributing house)

**4624 Tacoma Avenue: Chester Lichtenberg House, c. 1938**

This two story, aluminum sided Garrison Colonial Revival house has a detached garage. The side gable roof is asphalt shingled. Entrance is centered on façade, with fluted pilasters extending to a cornice. Eight-over-eight windows above a wood panel are on both side of the entrance, flanked by full-length decorative shutters. A jetty extends the second floor over the first floor, with decorative pendants. The second floor windows are placed above first floor openings. Centered above the entrance is a pair of one-over-one windows flanked by shutters. On both sides of the pair are six-over-six windows with shutters. Wall dormers extend above these windows. An exterior chimney is located on the south gable wall. A two-car, wood-sided, side gable garage with two garage doors, is located behind the house, accessed by Sherwood Terrace.

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(contributing house and contributing garage)

**4634 Tacoma Avenue: Irvin Bransilver/Ione Auer House, c. 1930**

This two story, brick and half timbered Tudor Revival house has an attached garage. The steep hipped roof has numerous wall dormers. A clipped front gable is located on the south half of façade, overlapping the entrance gable. The entry is brick, with a starburst half-timber and stucco pattern in the gable. Arched diamond pane windows are located on both side of the doorway. A pair of eight-light casement windows with transom is to the north of the entrance gable. To the south of the entrance gable, is a set of multi-pane casements on the first floor. Above, on the second floor is an oriel with three diamond pane windows. To the north, a pair of six-light casements with transom extends through the cornice with a deck-roof gable, with the façade wall of half timbering and stucco, and a decorative lead header. To the south of the house is an additional building lot, surrounded by a tall brick garden wall. The tall brick wall extends around the entire side lot, with square columns at corners. The wall is stepped on the east wall. On the north wall, a square column is located midway between ends. The wall and columns are topped in stone.

(contributing house and contributing brick wall)

**4702 Tacoma Avenue: House, c. 1930**

This two story, golden brick Tudor Revival house has a detached garage. Both house and garage have side gable roofs, covered with slate. The symmetrical façade has a central two story projection with a steep gable that extends to the first floor. Entrance is centrally located in a recessed Tudor arch flanked by slender windows. On either side of the entry are multi-pane windows. On the second floor a small six-over-one window is located above the entrance in the gable. On either side are multi-pane windows under front gable wall dormers. The two car brick garage has a front gable dormer with ten-light window.

(contributing house and contributing garage)

**4723 Tacoma Avenue: Fred W. Pohlmeier House, c. 1930**  
Pohlmeier & Pohlmeier, Architects<sup>22</sup>

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<sup>22</sup> *Fort Wayne Journal Gazette*, "Fred Pohlmeier." April 13, 1953.

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This one and one-half story, brick Tudor Revival house has a matching, brick, detached garage. The side gable roof has red shingle tiles. A hipped roof pavilion is on the north side of the façade. The entrance is on the south half of the pavilion, under a front gable supported by square columns. A six-over-six window is located to the north of the entrance in the pavilion façade, flanked by wood shutters. To the south of the pavilion are two six-over-six windows, each flanked with shutters, spaced evenly on the façade. Two gable shaped eyebrow windows with four lights are located above the façade windows in the roof. An exterior chimney is located on the south gable wall.

(contributing house and garage)

**South Wayne Avenue:**

**3901 South Wayne Avenue: Missionary Church World Headquarter Building, c. 1955**

This is a three story, glazed block, Art Moderne office building. The plan is L shaped, however the northwest is a cut-away corner. The front entrance is located in the cut-away, surrounded by a wide-fluted surround of stone, extending as a low parapet above the flat roof. The entrance doors are paired, below a wide, metal-faced flat roofed canopy. A commercial style sign is located above the entrance on the second floor, with a pair of triple metal windows above on the third floor. On either side of the cut-away corner, triple sets of three-part metal windows wrap around the entrance on the north and west walls on all three stories. On both the north and west sides of the building are four bays, with paired three-part metal windows in each bay, on all three stories. Stone bands of trim extend along both north and west walls at the sill and lintel level of each story. The Fort Wayne Bible Training School, the national center of training and education for the Missionary Church Association, opened in January, 1905 on the north side of W. Rudisill Blvd., immediately north of the Southwood Park Historic District. Fort Wayne's First Missionary Church was built in 1921 on the south side of Rudisill Blvd., within the Southwood Park district. The church building served the local congregation, but also served a larger role by providing office space to the larger denomination of the Missionary Church. As the denomination grew, the Missionary Church offices moved to this World Headquarters building. Many residents of Southwood Park have attended college, worshipped, or worked for the denomination in these buildings since 1904, and its presence was a selling point for the subdivision when the first lots were sold.

(contributing building)

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**4001 South Wayne Avenue: Raymond O. Hutson Drug Store, c. 1927**

This is a two-story brick Craftsman commercial building. The first floor entrance is recessed in the northwest corner, and the opening is supported by a massive, square brick pier. Large single-pane shop windows fill both north and west first floor walls, under single-pane clerestory windows. Sets of two, three, and four windows are located on the second floor. The second floor entrance is located on west side of building, with stone hood supported by stone brackets. The building continues to serve the neighborhood as a coffee-shop/restaurant.  
(contributing building)

**4302 South Wayne Avenue: William B. Jones House, c. 1940**

This one and a half story, brick Tudor Revival house has a side gable roof, and a detached garage. The entrance is in the front gable on the south side of the façade, flanked by two small double-hung windows. To the north of the entrance gable on the first floor is a set of three multi-pane windows. A shed roof dormer is located above the set of windows, and also has set of three windows. The side gable brick two-car garage has a single, wide garage door.  
(contributing building and garage)

**4518 South Wayne Avenue: Julius P. Geiser House, c. 1940**

This two story, brick Tudor Revival house has an attached garage. The cross gable house has a front gable extending south past the façade as an arcaded wing wall. The front gable entrance is located on north side of façade. A small, multi-pane window is centered in the gable above the entrance on the second floor. To the south of the entrance is located a set of three multi-pane windows.  
(contributing building)

**Arlington Avenue:**

**3919 Arlington Avenue: Maurice Petgen House, c. 1925**

This two story, wood sided American Foursquare house with a hipped roof has a detached garage. A front gable porch roof extends across façade, supported by square columns. The entrance is to the north of the façade, under the porch roof. A pair of double-hung windows is

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located to the south of the entrance. A single double-hung window is located on north and south sides of the second story façade. A front gable dormer is located in the hipped roof. The front gable wood-sided two-car garage has a single, wide garage door.  
(contributing house and contributing garage)

**4416 Arlington Avenue: Carl Shidler House, c. 1930**

This two story brick Tudor Revival/American Foursquare House has a hipped roof. The American Foursquare massing is paired with Tudor Revival details. A front gable extends two stories on south side of façade. The entrance is located in the front gable which is stucco and half-timbered on the first floor and wood sided on the second floor. An arched window is centered above the entrance in the front gable. To the north of the entrance is a pair of multi-pane windows, with a single multi-pane window located above the pair on the second floor. The hipped roof one-car garage is wood sided.  
(contributing house and contributing garage)

**4501 Arlington Avenue: St. John the Baptist Parish Convent, c. 1940**

A.M. Strauss, Architect<sup>23</sup>

Tudor Revival

This two story, brick, side-gabled building has a steep, parapeted, slate roof. The eight bay residential building has its primary entrance on the north end of the façade, recessed under an arched, stone surround, with "convent" inscribed over doorway. A secondary entrance is located on the south end of the façade, under a fabric awning. Both entrances have small entrance stoops with wrought-iron railings. Centered between the entrances is a large box bay window of stone. Other windows on the façade are located in each bay, and are paired with shared stone sills.  
(contributing building)

(Photo 24—Convent and Rectory)

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<sup>23</sup> Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

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**4616 Arlington Avenue: Albert H. Braun House, c. 1937**

"The Mitchell"

Sears and Roebuck House<sup>24</sup>

This two story, clapboard sided Tudor Revival house has a side gable roof and a front gable pavilion. The entrance is located in a front gable, with an arched door, and small six-light casement window to the south. The front gable pavilion is located to the north of the entrance and has a trio of one-over-one windows flanked by shutters on the first floor. On the second floor is located a single one-over-one window with an arched fanlight. An exterior chimney of brick and stone is located on the south wall of the pavilion, near the entrance. The front gable two-car garage is wood sided and has a single, wide garage door.  
(contributing house and contributing garage)

**4718 Arlington: Esther and Ralph Thompson House, c. 1929**

"The Barrington"

Sears and Roebuck House<sup>25</sup>

This two story, side gable, brick and irregular wood-shake sided Tudor Revival house has a detached garage. The arched doorway is located in a brick faced front gable on the north side of façade. A small multi-pane window is located to the north of the doorway, in the front gable. Above the doorway is an arched multi-pane window on the second story. To the south of the entrance on the first floor is a ribbon of three eight-over-one windows, flanked by decorative shutters. On the second floor, a pair of six-over-one windows extend through the cornice, and have a wide planter box. The front gable two-car garage is wood sided. Ralph Thompson was employed as a foreman for the Sears, Roebuck Company.  
(contributing house and contributing garage)

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<sup>24</sup> Fort Wayne Historic Sites and Structures Inventory, Interim Report. 1996; Stevenson, Katherine Cole, H. Ward Jandl. *Houses by mail: a guide to houses from Sears, Roebuck, and Company*. John Wiley and Sons, 1996. Page 212.

<sup>25</sup> Fort Wayne Historic Sites and Structures Inventory, Interim Report. 1996; Stevenson, Katherine Cole, H. Ward Jandl. *Houses by mail: a guide to houses from Sears, Roebuck, and Company*. John Wiley and Sons, 1996. Page 154.

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**4729 Arlington Avenue: Robert E. Morgan House, c. 1939**

This one story, brick Minimal Traditional house has a side gable roof and a detached garage. The entrance is centered on the façade, with fluted pilasters surrounding the door, and a small pediment extending over the doorway. A pair of multi-pane windows is located on either side of the entrance. The front gable one-car garage is wood sided.  
(contributing house and contributing garage)

**Fairfield Avenue:**

**4202 Fairfield Avenue: Otto and Anna Rolf House, c. 1925**

This two story, brick Colonial Revival house has a side gable roof and a detached garage. The entrance is off-center, on the east side of the façade, with a low pitched roof supported by fluted round columns. A multi-pane window is located to the east of the entrance, and two six-over-one windows are to the west of the entrance on the first floor. Second floor windows are located above the first floor windows, with no window opening located over the doorway. A flat-roof brick one story solarium extends from the east wall, with paired six-over-one windows. A one story wood-sided flat roof kitchen extension extends from the west wall. The side gable two-car garage is wood sided and has a single, wide garage door.  
(contributing house with contributing garage)

**4500 Fairfield Avenue: St. John the Baptist Grade School, c. 1930**

Guy Mahurin, Architect

This two story, brick and stone Collegiate Gothic school building was designed by Guy Mahurin and featured in a portfolio of his work in 1930.<sup>26</sup> The school has a flat roof with an ornate parapet wall. The parapet wall has brick and stone detail in checkerboard pattern, incised school name in stone, and stone finials. The primary entrance is located in a centrally placed bay, extending the full height of building, with brick pilaster details at each side. A small third floor room is located at the top of this bay. The entrance is recessed under a stone Gothic arch, and is flanked by diamond pane lancet windows. Above the entrance are sets of three windows located on second and third floor, trimmed with stone. On both sides of the central bay are four bays,

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<sup>26</sup> Guy Mahurin, *Architect*. 1930.



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separated by brick pilasters, with a single window centered in each bay on first and second floors. To the north, an early addition (c. 1950) of brick extends north, with brickwork paneled detail.

(contributing building)

(photo 14—School and Church )

**4500 Fairfield Avenue: St. John the Baptist Catholic Church, c. 1954**

Harry W. Humbrecht, Architect with Rev. Leo A. Pursley<sup>27</sup>

This brick and stone Gothic Revival church building has detailing influenced by the mid-twentieth century modern movement. There is a steep, slate, parapeted roof. The plan is a modified cruciform with a tall central tower facing Fairfield Avenue, with stone-quoined brick corner buttresses. A set of three very long lancet stained glass windows with stone trim are centered on the tower. The arched primary entrance is recessed, under a brick and stone crenellation detail, and flanked by small, lancet stained glass windows. A thin spire of metal extends from the roof of the tower. Brick wing walls extend from the central tower, reminiscent of buttresses. One story wings extend north and south from the main body of the church at both east and west ends, each with a secondary entrance, trimmed in stone. A three-foot stone-boxed garden extends from the church walls around north, east, and south walls, interrupted only by entrance walks. Tall, stained glass lancet windows are paired on both north and south walls.

(contributing building)

**Rudisill Boulevard:**

**827-901 West Rudisill Boulevard: Southwood Park Entrance Markers, c. 1921**

Craftsman

These are tall brick posts, located on both side of Indiana Avenue. Each has a flame sculpture on top, with recently replaced (c. 1999) arts and crafts globe lamp fixtures on the sides, and is has a low brick wall, topped with limestone.

(contributing object)

(photo 26, 27-- view towards Oakdale Historic District on north side of Rudisill)

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<sup>27</sup> St. John the Baptist Church archives, interview with Thomas Humbrecht, son of Harry W. Humbrecht, July 2007.

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**Lexington Avenue:**

**810 Lexington Avenue: John R. McKay House, c. 1925**

This two story brick side-gabled Colonial Revival house has a detached garage. The entrance is on the west end of façade, under a front gable porch supported by square columns and pilasters. To the east of the entrance are located two eight-over-eight windows with brick sills, and lintels with keystone detail of brick. The second floor has three eight-over-eight windows spaced evenly across the façade, with connected by a band of brick extending across the façade, located at sill level. Decorative gutter returns are located at both ends of façade. A screen porch extends from the east gable wall. The two-car garage has stucco walls, with a side gable roof and two garage doors.

(contributing house and contributing garage)

**1015 Lexington Avenue: Richard W. Paul House, c. 1927**

This two story, wide clapboard sided Dutch Colonial Revival house has a detached garage. The front gambrel house, has a pent roof and an exterior brick chimney centered on the façade. One-over-one windows are located on both side of the chimney, on both first and second floors, all flanked by wide decorative shutters. Quarter-round windows are located on both sides of the chimney in the gable. The entrance located on the east side of house, in a shallow, gabled wing adjoining the public crosswalk. The front gable one-car garage is vinyl sided.

(contributing house and contributing garage)

**Maxine Drive:**

**801 Maxine Drive: Leighton and Margaret Bowers House, c. 1925**

Colonial Revival

Attributed to Leighton Bowers, Architect

This two story, clapboard sided Colonial Revival house has a side gable roof and detached garage. The primary entrance is centered under a gabled hood, supported by heavy brackets. Doorway is arched, with keystone detail. Small entrance stoop has wrought iron railings, and wrought iron light fixtures extend as pendants from each of the porch hood brackets. A multi-

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pane window with a planter box supported by wide brackets is located over the entrance on the second floor. Multi-pane windows are centered in bays on both sides of the entrance, as are windows on the second floor. All windows on façade are flanked by wide decorative shutters with crescent moon cut-out details. A solarium extends from east wall, and a two-story addition, c. 1975, extends from the west wall. The detached front gable, two-car garage is located to the west of the house, is aluminum sided and has a single garage door.  
(contributing house and contributing garage)

**1014 Maxine Drive: Albert Sellemeyer House, c. 1927**

Tudor/Dutch/Colonial Revival

This two story, wood sided, side gable, gambrel roof house has asphalt shingle roof. The entrance is located in a projecting double front gable with half-timber and stucco detail. Narrow frieze boards at the cornice and above the entrance have returns. The door is flanked by fluted pilasters, and the entrance is covered by a very narrow (3-5inch) hood, supported by a frieze with dentils. Above the entrance in the front gable is located an arched, six-over-six window flanked by louvered shutters. A pair of six-over-six windows flanked by shutters is located on the first floor, to the east of the entrance gable. Above, on the second floor, is a single six-over-six window, extending through the frieze board. The front gable one-car garage is wood sided.  
(contributing house and contributing garage)  
(photo 37)

**Pembroke Lane:**

**4302 Pembroke Lane: Harry W. Humbrecht House, c. 1952**

**Harry Humbrecht Associates, Architect<sup>28</sup>**

This two story wood sided International Style house has a shallow hipped roof. An attached carport/garage extends along the north wall of house. The entrance is centered on the façade, paired with a single-light window to the south of the doorway, under a shallow hipped porch

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<sup>28</sup> Interview with Thomas Humbrecht, son of Harry W. Humbrecht, July 2007. Thomas Humbrecht and his wife moved into the house in 1981, after the death of his parents, and continued to reside there until 2005.

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hood, with simple board cornice. The cornice extends into an open pergola-type overhang that crossed the north half of the façade, and extends across the carport. The pergola is supported by paired slender columns, as is the porch hood. A set of three full-length single-light windows are located to the north of the entrance. A set of three short, single-light windows are located to the south of the entrance. On the second floor, a pair of single-light windows is centered over the entrance. On either side of the window pair is a set of three windows. Each trio consists of a three-light jalousie window, flanked by single-light windows.  
(contributing house)

**4330 Pembroke Lane: Joseph and Maria Loos House, c. 1927**  
**Simpson Parkinson, Architect**

This two story, stucco Spanish Eclectic house has a matching detached garage. The side gable roof has red American Spanish tile. The stucco is tinted and polychromatic, with rose, terra cotta, and verdigis green stucco used on each pull of the trowel when applied. A stucco exterior chimney is located on the north gable, with a concrete bird bath extending from the chimney, under a stucco arch with square Batchelder tiles inlaid in the shape of a cross, and also bordering the arch. The entrance is on the south side of the façade, within a single story stucco flat roof gabled projection, with an arched door surround of stucco. The door is arched. To the north of the entrance are two pairs of metal casement windows under stucco arches bordered by Batchelder tiles<sup>29</sup>, with a central medallion tile in the center. To the south of the entrance is located a stepped stucco wing wall. On the second floor, a pair of full-length metal casement windows are located over the entrance, with a balcony with iron railing. To the north of the balcony are two pairs of casement windows, spaced above the first floor windows. Decorative leader heads are located on downspouts at each end of the façade. The detached polychromatic stucco garage has a curvilinear parapet over the two garage openings. Original garage doors fold vertically, and are pulled on a track to open and close. Wing walls of stucco are found at both north and south ends of the garage façade. A newspaper article featured the home shortly after its construction, with a small advertisement on the same page by Hilgeman & Schaaf which stated:

Read on this Page The Home of Mr. and Mrs. Joe Loos, Jr., 4330 Pembroke Lane in  
Hilgeman & Schaaf's South Wood Park, That it was designed and constructed entirely

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<sup>29</sup> Determined by analysis of documented Batchelder designs, and verified during a site visit by architectural historian Paul Duchscherer, on June 26, 2008.

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by our organization. Architect—Simpson Parkinson; Building Department—Leonard C. Smith; Superintendent Construction—Williams S. Sams.<sup>30</sup>

(contributing house and contributing garage)

(Photo 28--detail photo of Batchelder tile arched over window, and polychrome stucco)

**4401 Pembroke Lane: August and Emilie Mangels House, c. 1921**

August Mangels, builder<sup>31</sup>

This two story clapboard sided Craftsman/American Foursquare house has a front entrance pavilion and a detached garage. The hipped roof house has a central hipped dormer. Front pavilion is on north part of façade, and has a hipped roof, supported by square, tapered columns. The arched entrance door is on the south of the pavilion's face, has decorative muntins, and is flanked with sidelights with decorative muntins. To the north of the entrance is a ribbon of four windows under a transom with decorative muntins. To the south of the entrance pavilion is a box bay with three windows, and a planter box supported by brackets. The front gable wood sided garage has original siding, doors, and trim. August and Emilie Mangels were recent German immigrants in 1921 when they built their own home in Southwood Park. The Mangels had been assisted in their immigration to Fort Wayne by the Oscar Fox family (Kenfield, 4220 Old Mill Road). Emilie worked for the Fox family as a cook and nanny for several years, before opening her own catering business. She was a renowned chef and caterer in Fort Wayne for over 50 years. She reported to later residents of the district that her home was substantially rebuilt after a tornado damaged it only a year or two after it was constructed. She lived in the home until her death in 1986.

(contributing house and contributing garage)

(photo 29--streetscape featuring 4401, 4407, and 4411)

**4404 Pembroke Lane: Irving and Ethel Selector House, c. 1925**

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<sup>30</sup> *Fort Wayne News Sentinel*, July 9, 1927

<sup>31</sup> The author has lived at 4330 Pembroke Lane from 1970 to 1986 and from 1999-2009, and spoke to Gus and Emilie Mangels many times about their memories of the neighborhood during conversations that took place from 1970 to Emilie's death in 1986; Interview with Trish Fox, granddaughter of Oscar Fox, and daughter of Louis Fox, of 4305 Hartman Road, March 10, 2009.

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This two story vinyl sided, side-gabled Colonial Revival house has a detached garage. The entrance is centered on façade, with a small stoop and wrought iron railings. The entrance is flanked by square pilasters supporting a cornice, and balcony with iron railing. On both sides of the entrance are eight-over-eight windows, flanked by decorative shutters. Both windows have planter boxes, supported by brackets. Above the balcony is a six-over-six arched window. On both sides of the arched window are eight-over-eight windows flanked by decorative shutters. The two-car side gable garage has original wood siding, and a single, wide garage door. Irving Selector was the owner and President of Eskay Dairy. He sold the dairy to Beatrice Foods in 1956, and became a member of the board of the national corporation. Irving Selector continued to live in the home until his death in the early 1970s. The Selector House was featured in the newspaper shortly after its construction.<sup>32</sup>  
(contributing house and contributing garage)

**4420 Pembroke Lane: House, c. 1921**

This One and a half story, wood shake Bungalow has an attached garage. The Side gable roof has a false thatched roof, covered with asphalt shingles, and extends to a secondary side gable roof on the west. The entrance is located on west side of facade, recessed under the side gable extending from the primary roof, supported by wood shake piers each with three short, square columns. An exterior brick chimney is centered on the façade. An eight-over-eight window is located between the chimney and porch, and two eight-over-eight windows are east of the chimney. All windows on the façade have planter boxes supported by knee braces. A single story flat roof room addition extends from the rear of the east gable side.  
(contributing house)

**4437 Pembroke Lane: P. Cornell Morganthaler House, c. 1928**

This two story, brick Tudor Revival house has a detached garage. The side gable roof has red Spanish barrel tiles. The façade is symmetrical, with wing walls topped by Spanish barrel tiles at both ends: the west wing wall has an open arch with gate. The entrance is centered on the façade, in a small front gable, with an arched doorway. One-over-one windows are located on either side of entrance gable, with a brick arch laid in a basket-weave pattern. Second story one-over-one windows are above first floor windows, with a smaller window and planter box centered over the

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<sup>32</sup> *Fort Wayne News Sentinel*, Nov. 27, 1926

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entrance gable. All windows have wood plank shutters with decorative cut-outs. The two-car garage has vertical wood siding, and red Spanish barrel tiles on a pent roof that extends the full length of the façade, over the two garage doors.  
(contributing house and contributing garage)

**4443 Pembroke Lane: Frank Fisher/Ben Giaquinta House, c. 1923**

This two story, vinyl- and aluminum-sided front gabled Colonial Revival house has a detached garage. An exterior brick chimney is centered on the façade. The entrance is to the west of the chimney, flanked by sidelights, and is covered by a full length porch supported by trios of square columns. A one-over-one window is east of the chimney. On the second floor two one-over-one windows are above the first floor openings, flanked by decorative shutters. Two quarter-round windows are located on either side of the chimney in the gable. A metal eagle decoration is located on the chimney. A one-car, front gable garage with aluminum siding is located behind the house.  
(contributing house and contributing garage)

**Drury Lane:**

**4209 Drury Lane: John and Emma Brooks House, c. 1925**

Guy Mahurin, Architect

This two story wood frame Dutch Colonial house, was designed by Guy Mahurin and was featured in a portfolio of his work printed in 1930.<sup>33</sup> The side gable gambrel roof is covered with asphalt shingles. The entrance is centered on the façade, with a front gable hood, supported by brackets. Flanking the entrance, on the entrance stoop are wood benches that serve as the railing. On both side of the entrance are eight-over-one windows. On the second floor, two eight-over-one windows are over the first floor windows. A pair of six-light casement windows is over the entrance. All windows on the façade are flanked by wide, wood decorative shutters with cut-out details. A shed roof solarium extends from the north gable wall. The side gable one-car garage is wood sided. John Brooks was the founder and president of Brooks Construction, one of northeast Indiana's first road construction companies to install concrete and asphalt roads. The company constructed the "seedling miles" in Indiana for the Lincoln Highway. John Brooks, Jr.

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<sup>33</sup> Guy Mahurin, *Architect*. 1930.

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claimed to have witnessed a demonstration of television by Philo Farnsworth at this site, several years before the invention was announced to the public.<sup>34</sup>  
(contributing house and contributing garage)

**4210 Drury Lane John and Harriet Slick House, c. 1921**

This two story, stucco Craftsman house has a brick foundation, extending to below the first floor window sills. The side gable roof has knee braces and half-timbering in the gable ends. The entrance is on east side of façade, in a front gable, with half timbering. To the west of the entrance are two four-over-one windows. To the east of the entrance is one four-over-one window. A shed dormer with knee braces has a ribbon of four one-over-one windows. A solarium extends from the west gable end. The detached, front gable, stucco and half-timber one-car garage has three wood door panels on tracks, which overlap each other vertically to allow entrance into the garage.

(contributing house and contributing garage)

**4306 Drury Lane: Gerald J. Loos House, c. 1923**

This two story aluminum sided Tudor Revival/Craftsman house has a detached garage. It has the same general architectural plan as 1141 Westover Road. The front gable roof is steep with vergeboards, deep eaves, exposed rafter tails and brackets. The entrance is located on the north side of the façade, under a front gable porch, supported by trios of square columns. The porch floor is brick. The entrance is flanked by full length sidelights. To the south of the entrance is a ribbon of six-over six windows. Above the ribbon of windows is a front gable box oriel, supported by brackets, with a trio of eight-light casement windows. Two four light windows and a six light window are north of the oriel, above the entrance, with a wood keystone detail above the six-light window. An irregularly arched ten-light window is located in the gable, with a planter box supported by brackets. Gerald Loos was the brother of Joseph, of 4330 Pembroke. The front gable two-car garage is wood sided and has a single, wide garage door.

(contributing house and contributing garage)

**4318 Drury Lane: Mrs. Isabelle Study and Gibson Sisco House, c. 1925**

This two story stucco and half timbered Tudor Revival house has a front gable roof, with front gable pavilion. The entrance is located on the north elevation, recessed under the eave, with open

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<sup>34</sup> Interview with John Brooks, Jr. 1998.



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stucco arches and a brick porch. A ribbon of six six-light casement windows with transom is centered in the front gable pavilion façade, with half timbering above, and a small, diamond pane casement window near the top of the gable. The chimney with tall tile chimney pots is visible between the front gable, and front gable pavilion. A front gable, detached, one-car garage is stucco with half-timber details.(contributing house and contributing garage)

**Westover Road:**

**1102 Westover Road: Louis and Julia Dessauer House, c. 1922**

This two story, wood shake-sided Tudor Revival house has a detached garage. The house has a side gable roof with large brackets in the gable ends. The entrance is north of center on the façade, in a front gable section, under decorative verge boards with a finial, supported by large brackets. The doorway is arched, with a wooden keystone detail. The entrance has a small, concrete stoop with iron railings. To the north of the entrance gable is a six-over-six window. To the south of the entrance gable is a trio of four-over-four windows. Above the trio of windows is located an oriel with front gable, supported by brackets. The window in the oriel is a three-part multi-light set of casements. To the north of the oriel are located two six-over-six windows spaced on either side of the entrance gable. A front gable dormer is located above the entrance on the roof. A single story shed roof solarium extends from the north gable end. The front gable one-car garage is sided with wood shakes, has large brackets that match the house, and a finial detail matching the front entrance.  
(contributing house and contributing garage)

**1132 Westover Road: Southwood Park Prize House, c. 1920**

This two story stucco Craftsman house has a clipped side gable roof with a central projecting hipped roof pavilion with flared cat slides. The clipped side gable ends extend beyond the side walls. The roof is covered in asphalt shingles. The entrance is on the south end of the façade, under a fabric awning. A nine-over-nine window is located to the south of the entrance. To the north of the entrance is located the large, projecting hipped roof pavilion. A ribbon of four nine-over-nine windows are centered on the first floor, with a decorative wood lintel that curves in the

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middle. The sill is a wide board, supported by brackets, which may have once supported a planter box. A second ribbon of windows is found on the second floor, with simple lintel and sill. To the north of the pavilion are paired nine-over-nine windows with a planter box at the sill, supported by brackets. The front gable, detached, two-car garage has two garage doors and is sided with vinyl. Hilgeman & Schaaf held a drawing and gave away this house as a promotion for the development in 1920.

( contributing house and contributing garage)

**1141 Westover Road: Kempf/Benjamin Hutner House, c. 1921**

This two story, wood sided Craftsman house has a detached garage. The house has a front gable roof with wide verge boards and knee braces. The entrance is located on the south side of façade, under a front gable porch hood, supported by decorative beam ends, and is flanked by full length sidelights. To the north of the entrance is a pair of multi-light French doors. A paved patio extends across the façade. Above the French doors is a front gable box oriel, supported by brackets, with a trio of four-over-four windows. A ribbon of four-light windows is located south of the oriel, above the entrance. A Palladian window is located in the gable. The front gable one-car garage is sided with wood and has a vertically hinged wood folding garage door on a track.

(contributing house and contributing garage)

(photo 30—streetscape of east side of 1100 block of Westover)

**1150 Westover Road: Fred J. Cron House, c. 1921**

This two story wood-sided Tudor Revival house has a steep side gable false thatched roof. There is a front gable pavilion located in the center of façade. The first floor of this pavilion is divided into three bays by stout round columns/pilasters. The north bay contains the entrance recessed under the eaves. The center bay is filled with a ribbon of multi-pane windows. The south bay has a single multi-pane window. The pavilion's first floor has three rounded pilasters, with a ribbon of three nine-over-nine windows located in the center of the pavilion façade, flanked by two of the pilasters. To the south of the center of the pavilion is a multi-pane window, flanked by two of the pilasters. A multi-pane window is located above the center windows, with wide decorative shutters, each the same size as the window. On the main façade, two multi-pane windows are located at the north and south ends. On the second floor, eight-over-eight windows are located in a shed dormer that flanks the pavilion. A solarium extends from the south gable end wall. The

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side gable, detached, two-car garage has a false thatched roof and is wood sided, with a single, wide garage door.  
(contributing house and contributing garage)

**1155 Westover Road: Dr. Victor and Pauline Hilgemann House, c. 1921**

This two story brick and stucco Craftsman/Tudor Revival house has a side gable roof, which covered with green Spanish tile. The entrance is in the center of the façade, under a front gable porch supported by square brick columns. Paired eight-over-one windows are found to the north and south of the entrance, with paired eight-over-eight windows on the second floor above the first floor windows. The first floor of the façade is brick. The second floor is stucco, with brick quoins and brick and stucco window surrounds. Two front gable dormers are on the roof, with half-timbering and paired eight-over-one windows. A two story section extends from the north gable wall, with brick first floor and stucco second floor, and tile roof. A single story brick solarium extends from the south wall, with a ribbon of eight-over-one windows, and tile roof. The detached two-car garage sits to the north of the house, and has a brick and stucco exterior with green tile roof, and a single, wide garage door.  
(contributing house and contributing garage)  
(photo 31—taken during September, 2003, showing house and woodland setting)

**1212 Westover Road: Edward Griesediecke/Winfield Moses, Jr. House, c. 1965**

This two story, side-gabled five bay Monterey house has an attached garage. The first floor is painted brick and the second floor is wide clapboard. Entrance is centered on façade, flanked by small, six-light windows. On both sides of the entrance are two six-over-nine windows. On the second floor, the roof extends over a full length balcony with slender square columns. The balustrade is composed of square, thin balusters. A full length window/door is centered above the first floor entrance, flanked by two small six -light windows, with two sets of six-over-six windows located on both sides. All windows and doors on the façade have decorative shutters.  
(contributing house)

**1306 Westover Road: Frank Freimann House, c. 1941-1943**

This one story, brick French Eclectic house has a hipped roof with two hipped roof pavilions at east and west ends of the façade. There is brick quoin detailing at all corner walls. The entrance is east of the façade center with a low paved stoop. The doorway is arched. To the west of the

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doorway are two full length arched six-over-six windows. Above the window and door openings are three arched dormers with vents. In each of the hipped pavilions is centered a six-over-six window flanked by full-length decorative shutters. A frieze with dentils crosses the entire façade and hipped pavilions. The attached garage is located at the rear of the house, and faces the road, with two through-the-cornice hipped dormers each with paired eight-light casements.  
(contributing house)

**1319 Westover Road: Theodore Hagerman House, c.1956**  
A.M. Strauss, architect<sup>35</sup>

This two story stone-faced, side gable Contemporary Style house has wood trim, and an attached garage. The entrance is centered under a flat roof, supported by dissimilar columns, one of thin, vertical limestone, and the other a wide and very thin panel of stainless steel with pierced detail. To the west of the entrance is an irregular, multi-light window that extends both stories. To the east of the entrance the façade steps back, and extends to the east. The second floor of this extension is wood sided, with ribbons of windows paired, tripled, and quadrupled, all of single-light style, and of the same size. The side gable extension has three garage bays on its gable end, facing east.  
(contributing house)

**1345 Westover Road: Charles Niezer/Dale McMillen House, c. 1930**  
Charles Weatherhogg, Architect<sup>36</sup>

This two story brick grand Tudor Revival house has a prominent cross gable at the south end of the façade. The entrance is located under a parapeted gable with open stone arches, extending north to a side gable porch/walkway with stone arches. The exterior chimney of stone and brick is located to the north of the entrance, and is topped with a pair of chimney pots. To the south of the entrance, in the ell of the cross gable, is located a two-story semi-hexagonal bay window with

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<sup>35</sup> Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

<sup>36</sup> *Fort Wayne Historic Sites and Structures Inventory, Interim Report.* 1996.

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cornice and flat roof with a crenellated parapet. Stone trim is located over the windows. Windows are multi-pane, and arranged in pairs, and sets of three and four.  
(contributing house)  
(photo 33)

**Crestwood Road:**

**4605 Crestwood Drive: Martin Grace House, c. 1929**

Leighton Bowers, Architect

Addition c. 1980 by E. Gerald McArdle.

This two story brick Tudor Revival house has a hipped, false thatched roof of asphalt shingles. Brick on the entire façade varies in color and bonding. The symmetrical façade has two broad front gables. The entrance is centered on the façade, under a front gable porch, supported by battered brick columns that extend into a brick and stone arch. The door is flanked by sidelights. Above the door on the second floor is a paired casement window with multiple lights. Both east and west sides of the façade are large front gables, symmetrically laid out. In each section on the first floor are paired casements with multiple lights and fanlights. On the second floor, the façade's symmetry continues, with paired casements with fanlights located above the first floor windows close to the center, and a small vent detail located near the cornice. Front gable dormers are on both east and west portions of the hipped roof. The Journal Gazette featured the house in a newspaper article, "Martin J. Grace Residence in South Wood Park Nears Completion," and noted that that "Leighton Bowers prepared plans and specifications and superintended the construction work. Hilgeman & Schaaf were the general contractors in charge..."<sup>37</sup> A rear addition was designed by architect E. Gerald McArdle and built c. 1980. The side gable, detached, two story, three-car garage is brick with a false thatched roof, with two garage doors that are uneven in width. A one-story flat roof wing solarium is located on the west side of the garage, with a wrought iron railing.

(contributing house and contributing garage)

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<sup>37</sup> Fort Wayne Journal Gazette, April 22, 1928. Interview with E. Gerald McArdle.

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**4621 Crestwood Drive: Stewart and Mary McMillen House, c. 1937**

A.M. Strauss, Architect<sup>38</sup>

This two story brick Tudor Revival/Art Deco house has stone and half-timber details and a slate roof. The side gable house has a hipped tower pavilion on the west end of the façade. The entrance is on the west side of façade, near the tower pavilion, and is an unadorned door with half-timber pilaster detail, and small sidelights. The entrance area has a paved patio with a low rough fieldstone wall, that extends east across the façade. A three-part series of casement windows with half-timber trim is located to the east of the entrance on the first floor. The first floor windows and entrance are connected by a horizontal wood trim that extends onto the tower pavilion. The tower pavilion has a wrap-around paired grouping of multi-light casement windows near the entrance door. The corner between the windows is supported by ornately carved stones. To the west of the casements, on the façade of the tower pavilion is a central section of field stone, with a second paired grouping of multi-light casement windows wrapping around the west corner, with the same carved stone detail supporting the corner. On the second floor of the façade, four paired casement windows are located along and above an extended brick sill, with the fourth and westernmost window smaller than the others, and is located above the entrance door. All four windows have wide plank shutters. The second floor of the tower pavilion has a single pair of casements that extend through the cornice, with a flat, deck-like dormer. A single story solarium is located on the east gable end.  
(contributing house)

**4633 Crestwood Drive: Albert H. and Bertha Schaaf House, c. 1927**

**(Hilgeman & Schaaf, builders, with design attributed to Simpson Parkinson, company architect)**

This two story brick and wood sided Colonial Revival house has a side gable roof with a cross gable on the west side of façade, extending from the façade to a single story at the west end. The entrance is centered on the brick faced first floor façade, under a pent roof that extends the entire length of the two-story portion of the façade, and wraps around the east end for several feet. The pent roof over the entrance is broken by a gable supported by brackets. To the east of the entrance is located a pair of six-over-six windows, flanked by working, plank shutters, with iron hinges. To the west of the entrance is a six-light window, with a brick exterior chimney to its

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<sup>38</sup> *Selections From the Recent Work of A.M. Strauss, Architect*, 1939; Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN.

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west. To the west of the chimney is a second six-light window. To the west of the second window is a screened porch, recessed under the extended front gable roof. The second floor of the façade is wood sided. Three six-over-six windows are located above and the east of the entrance, with decorative wood shutters with cut-out details. To the west, on either side of the exterior chimney, are six-over-six windows, each with a single decorative shutter. A two story side gable section extends from the east gable wall.

(contributing house)

(photo 34)

**Sunset Drive:**

**1325 Sunset Drive: Gaston F. Baihle House, c. 1925**

Leighton Bowers and Lloyd Larimore, Architects<sup>39</sup>

This one story, brick Tudor Revival/Storybook Style house has a detached brick, stucco and half timbered garage. The side gable house, is oriented with the gable end to the roadway. The flared roof extends to a stepped arched wing wall on the east side, with a gate and walk to the entrance. The north gable end (facing road) has large chimney wall, punctuated by paired sixteen-light casement windows under an arched stucco hood, and flanked with tall, solid plank shutters, with a decorative incised floral detail. A matching wood bench sits at the base of the chimney wall. Above the casement windows on the chimney wall is a decorative tie plate or wall anchor in the shape of a cat. A screen porch of the east wall is supported by trios of squared posts, with decorative brackets. The entrance is on the west wall. Fenestration on east and west walls vary. West of the chimney wall is a wood sided portion of the façade, with wood siding wrapping around the west elevation of the house. The front gable two-car garage is stucco and half-timber and has a single, wide garage door.

(contributing house and contributing garage)

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<sup>39</sup> Fort Wayne Historic Sites and Structures Inventory, Interim Report. 1996.

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**Korte Lane:**

**1215 Korte Lane: Floyd L. Sanford/Paul and Deborah Helmke House, c.1938**

This two story, four-bay, aluminum sided Colonial Revival house has a detached garage. The entrance is to the west of center on the façade, slightly recessed, under a massive broken pediment and cornice with dentil detailing. The pediment is supported by square pilasters. Decorative raised panels, and sidelights flank the doorway. An exterior brick chimney is located to the east of the entrance. Three multi-pane windows are spaced evenly across the first floor along with the entrance. On the second floor, the windows in the easternmost and westernmost bays are multi-pane windows, with smaller windows evenly spaced in the center bays. All windows are flanked by decorative metal shutters. The side gable three-car garage is wood sided and has two garage doors of uneven widths. Paul Helmke served as mayor of Fort Wayne during the 1980s and 1990s.

(contributing house and garage)

**1230 Korte Lane: Vern Moore House, c. 1930**

This two story brick Tudor Revival house with stone details, has a detached garage. The side clipped gable roof has a false thatched roof of asphalt shingles. The entrance is in the center of the façade, in a single story front gable roof, supported by large brackets. The door and surround are arched, with slim four-light windows on each side. On both side of the entrance gable are located double pairs of casement windows with fanlights, each with a total of forty lights. On the second floor, a fourteen-light window and iron balconet are located over the entrance. Above the window and balconet, the cornice and roof line arch, mimicking the shape of the window. On both east and west side of this window are paired casements with a total of twenty four lights each. Both east and west gable ends have single story rooms. On the east is located a screened porch, with single-light storm windows on the exterior, and on the west is located a solarium, with multiple sets of casement windows, and hipped roofs. The side gable two-car garage is brick with two garage doors.

(contributing house and contributing garage)



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**Pasadena Avenue:**

**915 Pasadena Drive: Melvin Portberg House, c. 1922**

This two story, Craftsman house has wood clapboard siding, and a detached garage. The front gable house has its entrance located on the east side of the façade, under a full-length front gable porch, supported by square columns. The gable of the porch roof has decorative Craftsman stick detail, repeated above, in the gable of the house. The doorway is flanked by two Craftsman light fixtures. To the west of the doorway is a pair of windows with single-light lower sashes, and patterned upper sashes. On the second floor, a small window with similar decorative muntins is centered on the façade with a planter box supported by knee braces. On both sides of this window are two larger windows with the same fenestration pattern. The second floor is sided with wood shakes, which extend into the gable, with half-timbering detail. The front gable one-car garage is wood sided, with decorative Craftsman stick detail in the gable, and two solid panel wood doors that slide on an exterior-mounted track.  
(contributing house and contributing garage)

**930 Pasadena Drive: Clarence Wefel House, c. 1922**

This two story, wood sided Colonial Revival house has a detached garage. The side gable house has the entrance on east side of façade, under a pent roof that extends to an arched porch, supported by round columns. A pent roof extends across entire façade, and wraps around both east and west gable ends, supported by brackets. To the west of the entrance, under the pent roof is a twelve-over-one window flanked by wide, decorative wood shutters with cut-out details. On the second floor are two one-over-one windows spaced above the first floor window and door, both with wide, wood, decorative shutters with cut-out details. A one-car, front-gable garage with wood siding is behind the house.  
(contributing house and contributing garage)

**1021 Pasadena Drive: Thomas H. Merrill House, c. 1927**

This two story wood sided Colonial Revival/Bungalow house has a side gable roof with flared eaves. Shed dormer extends nearly full width of roof, with eight-over-one windows at east and west end, and a pair of smaller, six-over-six windows in the center. Windows are flanked by decorative wood shutters with cut-out details. Gutters have decorative square returns. The entrance is located under the flaring roof which is supported by square columns. The door is

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centered on the façade, and is a multi-pane French door, flanked by sidelights. The gable ends of the porch area have decorative arched trellises. One-over-one windows are located to the east and west of the entrance. An exterior chimney is located on the west gable end. A wood sided, detached, one-car garage with side gable roof is located behind the house, and is accessed by a partial alley.

(contributing house and contributing garage)

**Prange Drive:**

**930 Prange Drive: Harry L. Soshea House, c. 1936**

John Worthman, designer and builder

This two story, brick Art Deco/French Eclectic house has stucco details. According to a newspaper article following construction of the house, the designer and builder John Worthman based its design on a cover sketch of *American Builder* magazine, published during the summer of 1935.<sup>40</sup> The hipped roof house has a hipped roof tower/pavilion on the west of the façade. The entrance is located in the center of the façade, flanked by fluted Rostone pilasters (spelled "rosstone" in the newspaper article)—a composite material similar to stucco, tinted a pale rose color. Above the entrance is a small (replacement) casement window, flanked by stepped Rostone decorative trim. Both the entrance and casement are raised from the main façade, and the area has fluted Rostone pilasters at its junctions with the main house. This raised section extends through the cornice, with a small shed roof detail. To the east of the entrance is located a pair of casements. All windows have been replaced by single-pane casements. To the west of the entrance is located the hipped roof tower/ pavilion, with three casement windows. Above this is located a casement window with a through-the-cornice lintel. A frieze of narrow, horizontal rows of raised brick extends across both the tower/pavilion and the façade, but is not extended over the entrance section. A flat roof solarium extends from the west wall of the house. When constructed, the flat roof /sun deck had a decorative, tubular railing that has been removed. A brick exterior chimney is located on the east wall. The front gable two-car garage is brick and has a single, wide door.

(contributing house and contributing garage)

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<sup>40</sup> *Fort Wayne News Sentinel*. "Home with Modern Lines is Erected," June 20, 1936.

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**Sherwood Terrace:**

**928 Sherwood Terrace: Henry Bergstedt House, c. 1943**

This is a two story brick, stone, and wood Colonial Revival house. Stones are randomly set in the brick façade. The side gable house has a front gable pavilion on the east side of the façade. The entrance is centered on the façade, under a full porch that extends from the pavilion, west along the façade, and supported by square columns. Entrance is flanked by pilasters and sidelights. To the west of the entrance is located an eight-over-eight window. To the east of the entrance is the front gable pavilion, with an eight-over-eight window, covered by a segmented metal awning. A decorative vent opening is located over the window, at the top of the gable. Two gabled dormers are located on the side gable roof, each with a six-over-six window and covered by a segmented metal awning. An exterior brick and stone chimney is located on the west gable end.  
(contributing house)

**1232 Sherwood Terrace William Waterfield House, c. 1938**

This two story, painted brick Colonial Revival/Georgian House has a large rear wing and attached garage. The five bay house has a steep side gable roof. The entrance is centered on the façade, slightly recessed, with a massive broken pediment hood, and fluted pilasters and raised panels. Two eight-over-eight windows, each with decorative shutters, is located both the east and west of the doorway. On the second floor, a small, six-over-six window with decorative shutters is centered over the doorway, with two eight-over-eight window with decorative shutters both west and east of the small window. A broad friezeboard, with band of brick dentils is located near the roofline. Paired bay windows are located on the first floor of the west gable end, with a Palladian window at the attic level. A large exterior chimney is located on the west gable wall.  
(contributing house)  
(photo 35)

**1241 Sherwood Terrace: Wm. B.F. Hall House, c. 1951**  
A.M. Strauss, Architect<sup>41</sup>

This is a one story aluminum-sided Ranch house with attached garage. William B.F. Hall headed federal housing relief efforts in Fort Wayne in the late 1930s. As part of New Deal activities,

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<sup>41</sup> Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

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Fort Wayne adopted a modified "Purdue House" pre-fabricated design, which were manufactured and constructed by Works Progress Administration employees. Following the end of World War II, Hall re-designed the prefabricated house into a larger side gable minimal house manufactured through his company, General Industries, which competed against National Homes locally. Hall commissioned architect A.M. Strauss to design a substantial home for his family using the prefabricated components, in an effort to market General Industries products.<sup>42</sup> Strauss used three General Industries houses to design this house. The three units were combined to create the single story ranch house, with an attached garage.  
(contributing house)

**1310 Sherwood Terrace: Dr. Daniel Mertz House, c. 1929**

This one and a half story, stucco Spanish Eclectic house has a detached garage. The side gable house with a front gable pavilion on east side of facade, has an asphalt shingle roof. The entrance is centered on the façade, and consists of an arched door with no additional embellishments, under a shed roof gable that extends from the roof of the pavilion. A patio area is located along the façade. To the west of the entrance is a multi-pane arched French door, flanked by arched casement windows. To the east of the entrance, the pavilion façade also has a multi-pane arched French door, flanked by arched casement windows. A round window is centered over the French door in the pavilion's gable. The side gable two-car garage has a large shed dormer, and a second floor finished space. The garage is stucco and half-timbered.  
(contributing house and contributing garage)

**Maple Grove:**

**510 Maple Grove: Mrs. Esther S. Baldwin House, c 1955**

General Industries

This one story, aluminum-sided, side gable Ranch/Minimal Traditional house has a breezeway and attached garage. Conforming closely to the typical General Industries prefabricated house, this expanded version is constructed of two units, each with an aluminum-clad chimney visible on the roof ridge, with a roof of asphalt shingles. The entrance is located in the center of the

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<sup>42</sup> Interview with Sheldon Hine, Nov. 30, 1998; Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN.

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façade, with a steel hood supported by graceful "s" brackets of steel. A pair of windows is east of the entrance, each containing a six-light casement, surrounded by three-light fixed sidelights. The pair of windows is flanked by wide, decorative plank shutters with raised panels. A brick exterior chimney is located to the west of the entrance. To the west of the chimney is a pair of windows, each containing a six-light casement, surrounded by three-light fixed sidelights, without shutters. To the west of this pair is found a single window, also consisting of a six-light casement window with two three-light fixed sidelights, and flanked by full length plank shutters with raised panels. To the west of this window, a breezeway extends from the west gable end of the house, with an aluminum storm door, and flanked on both sides by four-light jalousie windows. Both windows and the doorway have a shallow rounded arch over the lintel, creating the impression of a hood. To the west of the breezeway is a single-car attached garage, with a square cupola and weathervane.  
(contributing house)

**Pettit Avenue:**

**1026 Pettit Avenue: Arnold A. Lee House, c. 1956**

This one story, thin horizontal stone and wood Ranch house has an attached garage. The house is located in the section platted by Anna Prange in the 1940s, from the last portion of the Prange farm to be developed as part of Southwood Park. Mrs. Prange's plat retained the same setbacks and building lines, and continued the landscape design features of the early automobile subdivision, rather than inserting the type of Post World War II subdivision design that was popular during the time. The side gable house has a front gable pavilion on west side of façade. The entrance is located on the east side of the stone-faced pavilion, with a massive eight-panel door, flanked by sidelights, with a patio area and low thin horizontal stone wall extending east from the doorway to the driveway. Façade is faced with thin, horizontal bands of stone. To the east of the doorway is located a three-part single-light picture window flanked by four jalousie windows. To the east of the three part window is a ten-over-ten window at the corner of the house, repeated on the east side gable by a second ten-over-ten window. A two car garage with single garage door extends from the east gable wall, with wood siding. To the west of the entrance is located a large single-light picture window flanked by four-light jalousie windows.

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The gable of the pavilion is wood sided, with decorative trim near the cornice. The remainder of the house is sided in wood.

(contributing house)

(photo 36)

There are a total of 1889 contributing buildings in the Southwood Park Historic District. There are 1078 contributing primary buildings (residential commercial, religious or institutional) with 819 contributing garages. There are seventeen (17) non-contributing houses or commercial buildings in the district, and five (5) altered non-contributing garages, for a total of twenty-one (22) non-contributing buildings. Of these, thirteen (13) houses have been altered, and four houses were built after the period of significance.

**Open Space Conservation, Design of Parks and Landscape Spaces:**

**Conservation of Local Scenery**

Much of the Southwood Park Historic District was platted with deed restrictions and covenants, including setback and utility easements, as well as several novel items not commonly found in other developments in Fort Wayne at that time. A concern for the existing flora and fauna and unique topography of the site, as well as adaptations to automobiles, are reflected in several of the provisions, such as the conservation of trees and regulations involving grading. The woodland trees present at the development of Southwood Park are still present. Dominant native species include White and Red Oaks, Shagbark Hickory, Sugar Maple, Poplar and other upland hardwoods. The site/system of mature, hardwood trees throughout the Southwood Park Historic District constitutes an important and significant feature of the district. (photo 38 looking southwest towards the Fox House, with mature trees, photo 39 taken from Wiebke Woods looking south towards intersection of Lexington Avenue and Beaver Avenue)

**Open Park Spaces:**

The Southwood Park Historic District is unique in the number, size, and quality of the public park spaces located throughout the development, intended to create a pleasing, park-like atmosphere for the residents. As such, the residences make an almost seamless transition into the large, wooded city park--Foster Park--located along the district's south and west boundary. The open spaces include formal, uniformly shaped islands within the boulevards of Arlington, South Wayne and Tacoma; irregularly shaped islands where curvilinear streets intersect, at Indiana and

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Beaver, Pettit and Stratford, and Crestwood and Sunset; and several triangular peninsulas of various shapes and sizes located between public sidewalks and roadways, some of which extend thirty or more feet or more in width: the standard width for the park strips are more generally ten feet or so. Excellent examples of these exaggerated park strips are found at the intersection of Indiana Avenue with Maxine Drive and also at the intersection of Westover Road and Crestwood.

In addition, a modern traffic circle was installed c. 2000 at the intersection of Westover Road and Old Mill Road, in order to slow traffic and increase safety. Planted with evergreen trees, flowering shrubs, perennial flowers and spring bulbs, the circle succeeds in blending well into the district.

**Street Furniture and Miscellaneous Structures**

The Southwood Park Subdivision was marked with large, brick entrance piers with associated low brick walls on both sides of Indiana Avenue, at its intersection with Rudisill Boulevard. The pair of piers with their accompanying short walls are counted as one contributing object in the district. There are also two substantial walls located on corner lots in the district. At 1350 Westover Road is a short, un-mortared fieldstone wall. (photo 32). At 4636 Tacoma Avenue is a tall brick wall capped with a stone lintel. Both walls are counted as contributing structures in the Southwood Park Historic District. A variety of minor landscape features, fences, fountains and gardens are found throughout the district on residential lots, but are not counted as distinct contributing resources in the district.

**Summary: The Cohesion of Individual Elements Shapes the Whole**

The Southwood Park Historic District includes two historic boulevards and a historic suburban residential area with a range of high-style homes with a high-degree of architectural detail. These homes are high quality; most of them are unique, architect designed homes. A handful of quality homes continued to be built in the district after 1965, and several are considered non-contributing at this time only because they have not yet reached the age of historic or architectural significance.

The primary features of the Southwood Park Historic District were all in place by 1965. By 1965, existing housing styles in the district ranged from Craftsman to Colonial Revival, to

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Tudor, Minimal Traditional, Ranch, Contemporary and Monterey. Unusual forms such as International Style were present as well. Materials included a range of wood, stone, brick and stucco. Since 1970 a number of homeowners have added aluminum siding, and more recently some have added vinyl siding. Some homes have replacement windows, but all such alterations have filled the original window openings, in the contributing buildings of the district. Several homes built with screened porches have had those porches enclosed as additional interior space. Very few homes have had major additions, and those that have been built have been appropriately designed, and do not negatively affect the overall integrity of the district.

The Southwood Park Historic District is composed of interrelated residential subdivisions developed during the eras of the Street Car and Early Automobile, with architectural examples that span the time periods and extend to 1965. The combined Southwood Park Plat is one contributing site/system in the district. The District also includes the historic West Rudisill Boulevard, and Hartman Road/Broadway Boulevard Extended, both designed by George E. Kessler as significant parts of his Park and Boulevard system, planned for Fort Wayne, and both are counted as contributing structures in the district. Two additional contributing structures are counted: a fieldstone fence on Westover Road, and a tall brick garden wall on Tacoma Avenue. Additionally, the Southwood Park Entrance Marker pair at the intersection of Indiana Avenue and West Rudisill Boulevard is counted as one contributing object.

In summary, Within the Southwood Park Historic District are 1889 contributing buildings, one (1) site or site/system, four (4) contributing structures, and one (1) object, for a total of 1895 contributing resources. There are also twenty-one (22) non-contributing resources in the district, that have either not reached the age for significance or that have lost their integrity.

Threats to the integrity of the Southwood Park Historic District are related to continued maintenance and preservation of the residences of the neighborhood, and need for additional education regarding appropriate maintenance and rehabilitation practices.



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**Statement of Significance:**

The Southwood Park Historic District is eligible for the National Register as a unique and masterful example of the transition from Street Car Suburb to Early Automobile Suburb, with associated designed roadways, curvilinear and grid/boulevard layout, public green spaces, residential architecture, two church campuses and two small commercial areas. It is eligible under Criteria (A) and (C). Under Criterion (A), it is significant as an outstanding example of a Residential Suburban Development that **introduced important trends and design principles locally**. It is also significant for its **association with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of Fort Wayne**. The Southwood Park Historic District is significant under Criterion (C) as a locally outstanding example of a Subdivision which, through the significant understanding and utilization of early city planning techniques, **embodies high artistic values through its overall plan and the design of entrance ways, streets, homes, view-sheds, and community spaces**. The Southwood Park Historic District is also regionally significant as a **collection of residential architecture and is an important example of the distinctive period of construction, and the work of one or more notable architects**. The Southwood Park Historic District is significant under Criterion (C) as an outstanding example of a Suburb that **reflects principles of design important in the history of community planning and landscape architecture**. It also reflects the work of "community builder" **Albert H. Schaaf, a regionally significant master proponent of city planning, and developer** of several significant residential suburbs in Allen County, Indiana.

**Context Statement**

*Historic Residential Subdivisions: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, by David Ames and Linda Flint McClelland provides a classification for suburban development, based on transportation, noting:

The chronological periods ... should be viewed as a general organizing framework, rather than a fixed set of dates, thereby allowing for overlapping trends, regional influences, and variations in local economic or social conditions. Within each period, a distinctive type of residential suburb emerged as a result of

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the transportation system that served it, advances in community planning and building practices, and popular trends in design.<sup>43</sup>

The Southwood Park Historic District is an intact example of the merging and blending of a Streetcar Suburb and an Early Automobile Suburb, with interrelated residential subdivisions, streetcar-era commercial districts, and automobile parkways. Southwood Park also includes several institutions and facilities that supported and enhanced domestic life, including several churches, and schools, and a college campus adjoining the district, sharing the same period of significance as Southwood Park.

McClelland and Ames note that suburban developments often show great variation in styles and periods of construction, "Historic residential suburbs exhibit diverse physical characteristics and reflect national trends in various ways. For example, a subdivision platted in the 1920s, but developed over a period of many years due to local economic conditions, availability of mortgage financing, or the relationship between developers and builders, may exhibit a broad range of architectural styles and housing types."<sup>44</sup> In Fort Wayne, it can be seen that the early success of several early automobile suburbs halted or slowed substantially during the 1930s, and new home construction did not increase until after World War II. This created situations where a c.1925 Tudor Revival house is located next door to a 1952 Ranch house, both well constructed and substantial.

*The Civilizing of a Midwestern City: The Fort Wayne Park and Boulevard System*, Multiple Property Document was completed by Christina Jones and Christopher Baas in 2006. It includes an analysis of the connection between transportation improvements and suburban developments in Fort Wayne. The document describes the 1909 lecture in Fort Wayne, by the national proponent for civic beautification, Charles Mulford Robinson, and in the next year published "The Fort Wayne Plan," with specific recommendations for improving the city. Fort Wayne city leaders acted swiftly in their efforts to create a more attractive city. The nationally prominent landscape architect George Kessler was hired in 1911 to design a system of interconnected parks and boulevards. This plan was followed to great extent, and many of the city's wide, tree-lined boulevards originated with the Kessler plan.

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<sup>43</sup> <http://www.nps.gov/nr/publications/bulletins/suburbs/part1.htm>. Accessed March 12, 2009.

<sup>44</sup> <http://www.nps.gov/nr/publications/bulletins/suburbs/intro.htm>. Accessed March 12, 2009.

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The Multiple Property Document noted:

The city's real estate developers provided the best illustration between the application of Robinson's and Kessler's City Beautiful ideals and the development of Fort Wayne's new residential neighborhoods...Developers promoted escape from the unhealthy 'smoke and dirt of city life,' and amenities like 'Country Surroundings' and 'Hygienic Sewerage' that would result in 'Vigorous Health.'...The developers used the proposed parks, boulevards, and parkways to promote their additions.<sup>45</sup>

**History of the Southwood Park Historic District:**

In the Treaty of St. Mary's (Ohio), 1818, Jean Baptiste de Richardville [Pinshewa]—principal chief of the Miami Nation—received fee simple title to all of the land included in the Southwood Park Historic District. This tract was described as:

The Richardville Reservation, one of the most picturesque regions of Allen county, and also the largest single reservation in the county, was ceded to the Miami Chief, Jean Baptiste Richardville in 1818 by the treaty made at Marysville, Ohio...In 1835...he [Chief Richardville] sold the entire portion of the reservation lying on the east side of the St. Mary's river.<sup>46</sup>

The northern edge of the Richardville lands east of the St. Mary's River is approximately the modern right of way of Rudisill Boulevard. The eastern edge corresponded roughly to Calhoun Street. The majority of this portion of the treaty land east of the St. Mary's River was sold in 1835 to Samuel Hanna and Allen Hamilton. Richardville retained his extensive land holdings west of the St. Mary's River, including the location of his house (listed June 27, 1997). (Attachment 1: 1818 Treaty at St. Mary's, Ohio, Jean Baptiste de Richardville land cession)

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<sup>45</sup> *The Civilizing of a Midwestern City: The Fort Wayne Park and Boulevard System*, Multiple Property Document, pp. 75-84.

<sup>46</sup> Griswold, Bert. *Pictorial History of Fort Wayne, IN*. 1917.

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Sam Hanna and Allen Hamilton subdivided their portion of the Richardville Reserve into sixteen sections of forty acres or more in 1845. Of these, lots five, six, seven, and sixteen are west of Hartman Road in Foster Park. Remaining lots of the Hanna and Hamilton Subdivision of the Richardville Reserve are part of the Southwood Park Historic District. A thin sliver of the easternmost lots are located east of Fairfield Avenue and are not in the historic district.<sup>47</sup> The remaining lots were purchased by several farming families, primarily of German descent. The farmers focused cultivation activities in level areas, and tended to leave large wood lots on the rolling terrain. Families known to have purchased parts of the Hanna and Hamilton's Subdivision of the Richardville Reserve included Korte, Prange, Wiebke, Hartmann, Branning, Moellering, and Fleming. Some held portions of their land until the mid twentieth century. Frederick Prange, Jr. platted two-thirds of lot Fourteen of Hanna and Hamilton's subdivision with Hilgeman & Schaaf as Section E of the Southwood Park Subdivision, but retained the western third [including his own residence] and subdivided it during the next decade, including the west side of Old Mill between Westover and Pettit. (Attachment 2: Hanna and Hamilton Subdivision of Richardville Reserve)

In 1910 Sylvanus Bechtel—an executive of the S.F. Bowser Pump Company—purchased a large parcel of land, along the Idlewild Road [later renamed Old Mill Road], and extending to a country lane at the edge of the Hartmann Farm (now Foster Park). Bechtel constructed a large country home at 4220 Old Mill Road, designed in the Craftsman style by the firm of Mahurin and Mahurin, Architects. He named the estate “Kenfield.” Following the long period of construction inactivity during the Great Depression, a renewed need for housing after World War II led to the division of the Bechtel estate (now owned by the Oscar Fox family) into additional residential lots along Old Mill and the former Broadway Boulevard, which had been renamed Hartman Road. The estate was divided into residential lots as the Bechtel Place Addition, with Kenfield remaining on one of the lots of the subdivision, and the son of Oscar Fox (Louis) continued to live on the estate lands, building a new house on one of the new lots in 1952. Houses were built from c. 1925 though the early 1960s.

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<sup>47</sup> The Richardville Reserve eastern boundary line corresponds roughly with Calhoun Street, but does not conform to modern survey or township lines. This may be a result of discrepancies between the 1818 survey and more recent surveys. As a result, a small portion of the Hanna and Hamilton Subdivision lots is east of Fairfield Avenue.

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In 1911 Albert Z. Polhamus--Sylvanus Bechtel's business associate at S.F. Bowser--purchased a large parcel of land opposite Bechtel on the Idlewild Road. Polhamus constructed a grand Craftsman style home at 4405 Old Mill Road, also designed by the firm of Mahurin and Mahurin, Architects. The estate was divided into residential lots in 1925 as the Old Mill Road Addition, with Tree Haven remaining on one of the lots. Houses were built on the other lots from c. 1925 through the early 1960s.

In 1925 Oscar Foellinger commissioned Guy Mahurin to design a suburban estate for his family on a part of Lot Eight of Hanna and Hamilton's subdivision. Oscar Foellinger was owner and publisher of the Fort Wayne News-Sentinel newspaper from 1920 until his death in 1936. After his death, his daughter, Helene Foellinger, took over control of the newspaper, and lived in the family home until her death in the 1980s.

**Development of the Streetcar Subdivision:**

Horse-drawn trolley cars had served Fort Wayne for over twenty years, when, in 1892, the Fort Wayne Electric Railway was formed, offering electric trolley service to much of the city.<sup>48</sup> A line was extended along South Wayne Avenue before 1900, and further extended to Rudisill Boulevard by 1905.

Portions of the Hanna and Hamilton Subdivision of the Richardville Reserve at its northern and eastern edge were purchased, and further subdivided by several Fort Wayne residents. In 1906 the widow of William Dammeier agreed to plat and sell her land, known as Ewing's Out lot 15 as part of an estate agreement (marking the beginning of the period of significance). This land included a small portion of the Richardville lands, as well as lands north of modern Rudisill Boulevard. The trustee of the estate, Fort Wayne Trust Company, platted the land, along with land from the Branning holdings, as Fairfield Heights Addition with 210 residential lots, arranged as a continuation of the city's grid pattern, at the southern terminus of the South Wayne Streetcar line. Fairfield Heights was platted between Fairfield Avenue and a southern extension of Ewing Street [this street later was renamed Tacoma Avenue], and from Burnett Avenue south beyond Thompson Road [later developed and renamed Rudisill Boulevard], to Lexington

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<sup>48</sup> Griswold, Bert J. The Pictorial History of Fort Wayne Indiana. Chicago: Robert O. Law Company, 1917. P. 524.

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Avenue, and excluding the Branning Homestead. Burnett Street was vacated when Oakdale Drive was platted just north. Lots in this area were sold as early as 1898, although most construction took place in the period 1910-1940. Lots facing Thompson Road were altered when the Fort Wayne Parks Department platted the Rudisill Boulevard as a wide parkway, with a 100 foot right of way.

The portion of the Fairfield Heights Addition located north of Rudisill Boulevard was included in the Oakdale Historic District NRHP, listed September 22, 2000. The portion of the Fairfield Heights Addition located south of Rudisill Boulevard is included in the Southwood Park Historic District. This portion of the district has lots with narrow setback lines, and small front lawns. The blocks have a center alley, oriented north-south, and most residences have secondary garage structures, accessed by the alley. A small number of garages are accessed by driveways from Arlington Avenue.

In October 1912, William F. Moellering sold lot 10 and part of lot 11 of the Hanna and Hamilton Subdivision of the Richardville Reserve to Peoples Realty and Investment Company. The Peoples Realty and Investment Company was organized by Bernard H. Schele, Flora E. Schele and Kenneth V. B. McDonald. The company sold this large parcel of land for \$1.00 to the Peoples Trust & Savings Company, who platted the Fairmont Place Addition on February 28, 1913. The plat included the east side of Tacoma Avenue from just south of Keneith Drive<sup>49</sup> (renamed Pasadena by Hilgeman & Schaaf as part of Southwood Park Section A) north to Lexington Avenue, and east to the east side lots on Agnes Avenue (later renamed Buell Drive), outside the historic district boundary. Other streets in the addition included Arlington Avenue, and Hilda, and Blanche which were renamed Maxine and Clermont, respectively, by Hilgeman & Schaaf when platting the Harrison Hill Subdivision east of Fairfield in 1915. (Attachment 6: Fairmont Place Addition)

**The Development of the Park and Boulevard System:**

In 1909 city planning proponent Charles Mulford Robinson was hired by the Fort Wayne Commercial Club to prepare a proposal for civic improvements. His recommendations were published in *The Fort Wayne Plan*, in 1910. "The Civilizing of a Midwestern City: The Park and

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<sup>49</sup> It is not known for whom Keneith, Hilda or Blanche were named originally.

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Boulevard System of Fort Wayne" Multiple Property document summarizes his plan for the Southwood Park area:

The most far-reaching and visionary proposal was his river drive along both sides of the St. Mary's River, extending 'up' river from Swinney Park to well beyond the City Limits at Rudisill, south to the Stelhorn Bridge, near present day Tillman Road...All of these drives and park expansions are hand drawn lines on the map. The width of the green space is generally the same throughout the plan, and the drives run parallel to each river. The only exception being along St. Mary's River, west and east of the oxbow, known today as Foster Park.

Proposed Boulevard Connections:

Proposed boulevards would create a loop drive and connections to the rivers from the east and south side of town...The Pontiac Boulevard would split in two at Hanna and continue south to Rudisill where it would also connect back to the St. Mary's River.<sup>50</sup> (Attachment 3: Charles Mulford Robinson Plan for Fort Wayne)

George E. Kessler, landscape architect, was hired by the city of Fort Wayne in 1911 to more formally create and lay out a plan for parks and boulevards. His plan was published in 1911 and included the creation of Rudisill Boulevard as the primary automobile road along the south border of the city, designed as a wide parkway, with an extended public right of way, double row of trees, and wide sidewalks. Kessler recommended the creation of a park along the St. Mary's River as the western terminus for Rudisill Boulevard. Kessler also proposed that the Parks Department hire a city forester. Carl J. Getz was hired for the position in 1912. (Attachment 4: George E. Kessler Park and Boulevard Plan for Fort Wayne)

Kessler also developed the plan for Rudisill Boulevard, noting:

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<sup>50</sup> Baas, Christopher and Tina Jones, *The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana--A Plan for the Ideal Development of Transportation, Parks and Residential Subdivisions*. Pp. 38-39

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As valuable as this park system will become to the city of Fort Wayne, the segregated, detached park lands which serve locally the several districts in which they lie, do not realize their full value unless properly connected by an encircling and connecting scheme of boulevards. Reference to the general plan shows a complete boulevard scheme and demonstrates how, without extraordinary cost these may be established, tying directly all the parks and river fronts with the several residence and business districts of the city.<sup>51</sup>

Kessler designed Rudisill as a 100-foot wide right-of-way, with forty-foot roadway, describing the remainder of the right-of-way as:

... on both sides of the roadway there would be a parking or sidewalk space subdivided into a sidewalk pavement not less than six feet in width, or better still eight feet, placed five feet from the property line. The remainder of the thirty foot space should be in well kept lawns planted with avenue trees on formal lines, the trees uniformly and properly spaced throughout the entire boulevard system.<sup>52</sup>

Implementation of Kessler's plan began in 1912.

George E. Kessler proposed a large, rural park at the southwest boundary of Fort Wayne, at the terminus of Rudisill Boulevard, as part of his Fort Wayne Park and Boulevard System Plan. Park Board president David Foster, and his brother, Samuel Foster, purchased a large parcel of land in the proposed location, and donated it to the city. Kessler then developed a plan for the primary park entrance at Rudisill Boulevard, and a master plan for the park (1912). The proposal included the extension of Broadway due south along the edge of Hartmann's Woods and a pleasure drive through the park to begin at Rudisill Boulevard. It followed the river bank west and south to its terminus with the Broadway Boulevard Extension. The Broadway Boulevard was platted with a ninety foot right-of way.<sup>53</sup> (Attachment 5: George E. Kessler Plan for Foster Park and Broadway Boulevard)

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<sup>51</sup> *Seventh Annual Report of the Fort Wayne Board of Park Commissioners*, 1911, page 53.

<sup>52</sup> *Ibid.*, page 57.

<sup>53</sup> *State of Indiana, Allen County, and Southwood Park Community Association, et. al versus Richard G. Haver.* Allen County Superior Court Cause no. 02D01-02-CP-279, page. 2.



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**Southwood Park Subdivision, Sections A-F, 1917-1929**

The majority of the area of the Southwood Park Historic District was developed by the company of Hilgeman & Schaaf, owned by Frank H. Hilgeman and Albert H. Schaaf, as part of the South Wood Park complex of subdivisions. Hilgeman & Schaaf worked with local farmers to subdivide their lands into residential lots, ultimately gaining development control of all un-platted portions of southwest Fort Wayne, from Fairfield Avenue to Foster Park, and Lexington Avenue to Pettit Avenue. The firm hired local surveyor Adolf K. Hofer and the Fort Wayne Parks Department Forester Carl J. Getz to lay out and sell the lots of the addition, beginning in 1917. Lot sales in Sections A and B began in July, 1917. Section C followed in early spring, 1918. Hofer and Getz arranged the lots to maximize retention of mature trees in wooded sections, and to create grand parkway boulevards where land had already been cleared. They incorporated the use of variable park strips, wide triangular open park spaces, island open park spaces, and a variable building line to achieve the outstanding park-like setting of the subdivision. Further, Hilgeman & Schaaf developed the area with a diverse collection of housing styles and sizes, through the use of minimum cost guidelines on a street by street basis, and retained control over the design of all non-residential buildings. (Attachments 9-15: Southwood Park Subdivision Sections A-F)

Hilgeman & Schaaf incorporated a variety of deed restrictions in the Southwood Park Subdivision sections. The company reserved the right to establish the grading for each lot; forbade the removal of trees: "No trees while in good condition shall be cut down, destroyed or mutilated, except as may be necessary for the construction of a dwelling house and its appurtenances."<sup>54</sup> They also dictated the height and materials of fences, set a uniform building line, and mandated a minimum twenty-foot open space between residences.<sup>55</sup>

Hilgeman & Schaaf also collected the first association maintenance fees in Fort Wayne, in their platting documents: "All lots in section A, South Wood Park Addition are subject to an annual maintenance charge of not more than \$5.00 as stipulated in the contract between owner of land herein platted or purchasers hereof, which charge is a lien on said real estate superior to all liens except those in and for the purchase of said real estate or bona fide mortgages. Executed this 20<sup>th</sup> day of August, 1917."<sup>56</sup>

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<sup>54</sup> South Wood Park, Section "A" platting documents, 1917. Subsequent sections included similar language.

<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

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The Southwood Park Community Association was organized in 1921, becoming the first in Fort Wayne. By 1925, the Southwood Park Community Association was named as the receiver of the \$5.00 annual maintenance fee in the platting documents for Section E. When Hilgeman and Schaaf dissolved, the association took over the maintenance activities and collected the annual fees for all sections of Southwood Park.

As the sections of Southwood Park were developed, Hilgeman and Schaaf made efforts to blend new housing with existing housing on the neighboring streets. Within the development, Hilgeman and Schaaf did not dictate specific architectural styles, but did dictate minimum prices, for each street.<sup>57</sup>

These were assigned in each of the sections' organizing documents:

**Section A:**

Any dwelling house that may be erected on Tacoma Avenue lots shall cost in actual cash at least \$2500.00, any dwelling house that may be erected on Indiana shall cost in actual cash at least \$3500.00.

**Section B:**

All lots in Section B South Wood Park, except Nos. 216 and 217 shall be used for residential purposes only, except that buildings to be used for educational, religious, recreative or philanthropic purposes, or uses, or community garages may be erected or maintained in locations approved by [Frederick Prange] or Hilgeman and Schaaf, a corporation organized under the laws of the State of Indiana, hereinafter referred to as the Company. The design for any such buildings and for any buildings that may be erected on Lots 216 and 217 must be approved in writing by me or the said Company, before any construction work on

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<sup>57</sup> For comparison, rival Fort Wayne developer A.G.W. Curdes, advertised a range of house plans available for construction in Fort Wayne during January, 1915, with suggested costs. They ranged from a \$1,200 for a basic Four-square house with two bedrooms, to a 1 ½ story Craftsman house with stained shingles for \$2,700, to \$3,170 for a very large, California-type Craftsman Bungalow, with built-in inglenook and cupboards, maple floors, and cypress woodwork. (*Fort Wayne Journal Gazette*, Real Estate Page, January 3, 10, 17, and 24, 1915.)

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same is commenced. Any dwelling house that may be erected on lots 15, 54, 90, and 120 shall cost in actual cash at least Six Thousand (\$6000.00), Dollars. Any dwelling house that may be erected to front Drury Lane, Pembroke Lane, Indiana Avenue north of lot number 164 inclusive, Maxine Drive East of lots 27 and 28 inclusive shall cost in actual cash at least Four Thousand (\$4000.00), Dollars any dwelling house that may be erected on lots 121 to 126 inclusive and 165 to 169 inclusive shall cost in actual cash at least Thirty Five Hundred (\$3500.00) Dollars. Any dwelling that may be erected to front Maxine Drive or Indiana Avenue on any lot not hereinbefore specified shall cost in actual cash at least Three Thousand (\$3000.00) Dollars. Any dwelling house that may be erected on any lot on any other street in said Section B of said Addition shall cost in actual cash at least Twenty Five hundred (\$2500.00) Dollars.

**Section C Extended:**

The lots are numbered consecutively from 156 to 187 inclusive, and all dimensions are thereon noted in feet. The lots in said Addition shall be subject to the following conditions: No intoxicating liquors...Any dwelling house that shall be erected on any lot in said Addition to front Sherwood Terrace shall cost in actual cash at least \$7500.00. Any dwelling house that may be erected on any lot in said Addition to front on Stratford Road shall cost in actual cash at least \$6500.00.....

**Section D:**

Any building that may be erected in Section D, to front on Old Mill shall cost in actual cash at least \$4000.00...Any building that may be erected in Section D, to front on Westover Road shall cost in actual cash at least \$3000.00...

**Section E:**

Any dwelling house that may be erected on any lot in said addition to front Old Mill Road shall cost in actual cash at least \$7000.00. Any dwelling house that may be erected on any lot in said addition to front on Indiana, Beaver or Tacoma Avenues shall cost in actual cash at least \$5000.00. Any dwelling house that may

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be erected on any lot in said addition to front on Prange Drive, Sherwood Terrace and Pettit Avenue shall cost in actual cash at least \$4500.00....

**Section F:** "Any dwelling house erected on any lot in said addition shall cost in actual cash at least \$5000.00..."

As other developers also prepared additions to the Southwood Park, they also incorporated minimum cash values for the houses. The South Side Improvement Company also reserved the right to approve all designs before construction:

**Westover Place Addition:**

Charles M. Niezer, owner of lots 8, 9, 10, 11 of Bechtel Place Addition to the City of Fort Wayne, and lots numbered 1 to 19 consecutively and inclusive of South Wood Park Addition Section "C" in the City of Fort Wayne....does hereby subdivide and replat of the land above described in accordance with the plan herein shown to be known as Westover Place Addition to the City of Fort Wayne....All lots shall be used for residential purposes only. Any dwelling house that may be erected on any lot in said Addition shall cost in actual cash at least \$10,000.00...

**Section C:** developed by the South Side Improvement Company, in association with Hilgeman and Schaaf, 1917:

Any dwelling house that may be erected on Lots 31, 32, 33, 34, 35, 36, 37, and 70 shall cost in actual cash at least Six Thousand (\$6000.00) Dollars. Any dwelling house that may be erected to front on Westover Road and on lots 54, 62, 81, 82, 83, 84, 85, 86, and 150 shall cost in actual cash at least Four Thousand (\$4000.00) Dollars. Any dwelling house that may be erected to front on Broadway Boulevard and on Crestwood Drive, unless otherwise specified above, shall cost in actual cash at least Thirty Five Hundred (\$3500.00) Dollars. Any dwelling house that may be erected on any other street in said Section C of said Addition shall cost in actual cash at least three thousand (\$3000.00) Dollars...

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**Section D**, developed by the South Side Improvement Company, in association with Hilgeman and Schaaf, 1918:

The design for any buildings erected in said section D, must be approved in writing by the said Company or by Hilgeman and Schaaf, a corporation organized under the laws of the State of Indiana, before any construction work on same is commenced.<sup>58</sup>

**History of the Southwood Park Organizers:**

The Hilgeman & Schaaf development company incorporated on March 28, 1917, and included Frank H. Hilgeman, Albert H. Schaaf and Harry H. Hilgeman as directors and incorporators. These Fort Wayne natives had expertise in different fields, yet shared an interest in community growth and development, design, and conservation of landscape resources.

**Frank Hilgeman** was born in 1873 in Allen County, and his brothers included Harry H. Hilgeman, circuit court judge, and Dr. Victor H. Hilgeman. Both of his brothers were prominent citizens of Fort Wayne, and both were strong advocates for conservation of natural areas. [Frank Hilgeman dropped the final "n" of his name as an adult]. Both Harry and Victor Hilgeman participated in some of the activities of Hilgeman & Schaaf, as investors, officers, and residents of the subdivisions developed by the company. In 1922 Harry and Victor Hilgeman led the formation of the Allen County Chapter of the Isaac Walton League. As a teen, Frank worked at his father's grocery store in Fort Wayne, and developed a great interest in horticulture. Frank Hilgeman was a salesman at Fort Wayne Refrigerator Company when Hilgeman & Schaaf was formed. Frank Hilgeman left Fort Wayne in 1919 to become a citrus

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<sup>58</sup> Articles of Association of South Side Improvement Company April 21, 1917. Directors: William H.F. Moellering, Theodore Wynken, and F. Karl Jurgensen. "The object of said association shall be to ...buy, hold, own, mortgage, lease, sell and improve real estate and personal property. The manner and plan of carrying on said business is to buy platted or unplatted real estate, to improve, plat, alter or change the same, to build houses or other buildings..." Notarized April 21, 1917, "by A.H. Schaaf, a Notary Public of Allen County, Indiana." Please note that South Wood Park Section "D" alleys vacated May 29, 1924. Board of Public Works, Declaratory Res. No. 489.

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farmer near Phoenix, Arizona. He remained an officer of Hilgeman & Schaaf until 1924. He died in 1944. Frank Hilgeman's son, Robert H. Hilgeman continued the family interest in horticulture, specializing in citrus during the period when Arizona became a leader in the industry.”<sup>59</sup>

**Albert H. Schaaf** was also a native of Fort Wayne. He studied engineering at Cornell University, and completed his junior year at Stanford University. He also attended summer session classes at the University of Michigan. He graduated with a Masters of Engineering Degree from Cornell University in 1906. Returning to Fort Wayne, he was hired as the engineer for the Fort Wayne Refrigeration Company, working with Frank Hilgeman. Schaaf and Hilgeman were roommates at Hilgeman's home at 3131 Fairfield Avenue until Schaaf was married in 1911. Schaaf and his wife, Bertha Hart Schaaf, moved to a home a block away on Wildwood Avenue. Both the Schaafs and the Hilgemans lived a block away from the family of Lee and Joel Roberts Ninde—neighbors who were becoming successful as subdivision developers with their company, Wildwood Builders.

The Hilgeman & Schaaf Company organized in 1912, and began work developing areas of Fort Wayne, starting with Arcadia Court. They also developed other sections of what is now the Oakdale Historic District. In 1915, they began their development of Harrison Hill. The Harrison Hill development was planned on portions of the farm and brickyard of the Moellerings. Hilgeman & Schaaf hired a young college student, Adolf K. Hofer, to plat the subdivision. Hofer was also a native of Fort Wayne, and worked in the surveying field while also studying to complete his engineering degree from Purdue University. Hofer designed Harrison Hill with a grand Boulevard with island public open spaces, in combination with a radial design with parallel semi-circular roadways. Construction began in 1915, and the progress reached a national

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<sup>59</sup> The City of Tempe, Arizona, Historical Museum notes: “Robert H. Hilgeman made major contributions to horticultural research on citrus and date farming in Arizona. He graduated from the University of Arizona in 1928. About 1930 he started working as a research assistant at the University of Arizona Date Farm at Rural and Baseline roads, near Tempe. He served as director of research, 1935-1941. Hilgeman continued post-graduate studies in agriculture at UCLA, earning a Master's degree in 1942, and a Ph.D. in 1951. In 1948, Hilgeman became the first superintendent of the University of Arizona's Salt River Valley Citrus Experiment Station on Priest Drive near Tempe. He was superintendent until 1971.” [http://www.tempe.gov/museum/Tempe\\_history/record\\_group\\_2.htm](http://www.tempe.gov/museum/Tempe_history/record_group_2.htm) , visited January 30, 2008.

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audience when the Wildwood Magazine (published by Lee Ninde) included an article and photos of the project.<sup>60</sup>

With the United States declaration of war against Germany in April, 1917, real estate, commerce, and local activities changed, and there was a public drive to assist the war effort. President Wilson and Indiana Governor James Goodrich called for efforts to grow vegetable crops in order to avoid possible food shortages. The National Food Relief Committee organized efforts regionally. In the northern half of Indiana, a Food Relief Committee was organized, with "Frank Hilgeman (chairman), Abe Akerman [an officer of the competing Wildwood Builders Company], W.F. Graeter, Frank Schlebeker, Carl J. Getz [the Fort Wayne Parks and Recreation Department Superintendent and Forester], Flora Wilber, Norma Eff, and Maude Gaskins."<sup>61</sup>

Over three hundred local families responded to the call, and offered use of vacant lots throughout the area. The Food Relief Committee provided beans and seed potatoes at cost, and lots were plowed and readied for planting for \$1.00. In addition, over 1500 local school children were included as well. By May, a local survey found that Fort Wayne families had planted 3,734 gardens for the efforts, with most (2,790) in backyards. Hilgeman reported in July that his committee had plowed 671 city lots, leased ground to 275 gardeners, and had provided 1200 bushels of seed potatoes, and 30 bushels of beans. By the end of July, other volunteers were offering lessons on preserving the harvest at demonstrations at the Scottish Rite Cathedral.<sup>62</sup>

In July, 1917, Carl Getz, the city forester, and Food Relief Committee member with Hilgeman, resigned from his position as head of the Fort Wayne Parks Department. Getz was hired by Hilgeman & Schaaf, bringing administration skills to the organization, as well as expertise in landscape gardening and forestry. Getz was a 1912 graduate of Purdue University in Forestry. Hilgeman & Schaaf also again secured the services of civil engineer Adolf K. Hofer, now a 1916 graduate of Purdue University.

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<sup>60</sup> *Wildwood Magazine*, "Recent Examples of Subdivision Development at Fort Wayne, Ind., by the firm of Hilgeman & Schaaf." Christmas, 1915. pp. 20-21.

<sup>61</sup> Griswold, Bert. J. Pictorial History of Fort Wayne, page 584.

<sup>62</sup> Griswold, page 585.

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This collective group of four young men of German heritage—Hilgeman, Schaaf, Getz, and Hofer—appear to be the “landscape architect” referred to in the Southwood Park marketing materials. Each brought an individual expertise to the endeavor. Schaaf, without doubt, would have toured the Country Club district while in Kansas City earlier in the year, and had become a city planning advocate as early as 1915. Getz had run the Fort Wayne Parks Department for five years, working with both George E. Kessler and Arthur Shurcliff as these nationally prominent landscape architects presented their plans for the city to the Board of Park Commissioners. Getz had provided landscape plans, himself, for Weisser Park. His expertise in arboriculture also would serve the company well, as he helped to determine which trees would be retained as the roads were laid out. Frank Hilgeman was a salesman and had a serious interest in gardening. And Hofer, fresh out of college, had already assisted the Allen County recorder with the documentation and review of plats. He also had completed the final drawings for a number of other subdivisions, drawn the plat for Harrison Hill, and had worked with Kessler and Shurcliff as well.

Rudisill Boulevard, designed by George E. Kessler, had been completed in 1915, was described by Park Board President David Foster, in an article about recent park developments:

[referring to a photo with the article] In one of the smaller views will be seen a little corner strip of one side of Rudisill Boulevard with Broadway. Note the magnificent elm tree...One mile of Rudisill Boulevard, from this point, is being paved, and will quickly become a very ‘gilt-edged’ residence section. Property values along this boulevard have doubled, trebled and in some instances quadrupled since the announcement of our Park Board that this former 50-foot street would be boulevarded...added joy and healthfulness of living in our city.<sup>63</sup>

During this time, the Board of Park Commissioners also planned to extend Broadway south along Hartmann’s Woods to the bank of the St. Mary’s River, as part of George E. Kessler’s plan for Foster Park:

Until the close of the war with the central powers of Europe, in which our country is now engaged, it will not be the policy of this Board to undertake any

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<sup>63</sup> Foster, David N. “The Park System of Fort Wayne.” *Wildwood Magazine*, Christmas, 1915. pp.7-10.



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considerable amount of new work requiring payment by special assignment. We do, however, contemplate the opening of a 100 foot boulevard from the Broadway pumping station one mile south to the St. Mary's River, at which point the county commissioners are expecting to shortly erect a new bridge to connect with the highway on the south bank, thus giving a much needed shorter approach to the city from that direction...This boulevard will strike at the St. Mary's River, the far end of Foster Park and thus add to its accessibility. It is expected the Broadway Street Car line will eventually be extended along this boulevard to the river.<sup>64</sup>

On Monday morning, August 13, 1917, Hilgeman & Schaaf announced their development of South Wood Park [later south and wood were combined]. In a newspaper article entitled "South Wood Park: Fort Wayne's Supreme South Side Development" the new subdivision was described:

**South Wood Park is Now Ready To Receive the People of Fort Wayne  
Planned and Developed by Hilgeman & Schaaf of 'Harrison Hill'**

To the People of Fort Wayne:

South Wood Park, which has already claimed the title of 'Fort Wayne's Supreme South Side Development' is not a dream...We have gone ahead quietly to prepare for sale this splendid place of future beautiful drives, homes, parkways and landscape gardening... **South Wood Park—A Descriptive Name.** You who are familiar with the beautiful tracts included in this largest of all south side developments will recognize the descriptive character of the name. The large areas of woods are graced by hundreds of immense forest trees, representing the finest native specimens...

**The Winding Drives In South Wood Park.** We are particularly proud of the design of the long stretches of driveway through the wooded portions of South Wood Park to save hundreds of the finest forest specimens and at the same time give the purchaser liberal areas of tree-covered parkways.

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<sup>64</sup> 1917 Report of the Board of Park Commissioners, 12-13.

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**What the Development Means to Fort Wayne.** The most enterprising cities in America have attained their place in the estimation of the world through the efforts of those citizens who have unbounded faith in the future of those cities, and who have worked hard to made [sic] their "dreams" come true. We have that same faith in Fort Wayne. 'South Wood Park is a step away ahead of the times, someone has said. But we know that Fort Wayne will prove to the world her worthiness of the faith we have in the making of this great south side tract into a spot which will help her upward and onward in her march toward greater things.<sup>65</sup>

A photograph accompanying the newspaper article is captioned: "In cutting the streets and boulevards through the forest in South Wood Park, the landscape architect has been guided by the desire to preserve hundreds of the finest specimens of the forest. The photograph is a typical view in the broad wooded section of South Wood Park."<sup>66</sup>

The subdivision sold quickly, as each section was prepared and offered for sale. The excitement generated newspaper reports, often accompanied by photos. On Sunday, August 26, 1917, the Journal Gazette included a photograph depicting deep woods with a low fence winding through the trees. The accompanying article notes that the fences were a tool for understanding the subdivision: "The plan was thought to be of special value in the wooded sections where the engineers designed streets in such a way as to preserve hundreds of valuable forest specimens which would otherwise have been destroyed."<sup>67</sup> Other news briefs mentioned purchases of lots, and prominent citizens being attracted to the development.

The sections of the Southwood Park subdivision continued to develop quickly through the 1920s, eventually reaching its final size in 1929. The Fairmont and Fairfield Heights subdivisions also continued to be popular home building sites, with houses constructed on the majority of lots by 1929.

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<sup>65</sup> *Fort Wayne News Sentinel*, "South Wood Park: Fort Wayne's Supreme South Side Development." August 13, 1917.

<sup>66</sup> Ibid.

<sup>67</sup> *Fort Wayne Journal Gazette*. "How Hilgeman & Schaaf are Making It Easy for Visitors to 'Understand' South Wood Park." August 26, 1917.

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The Great Depression, however, had a devastating impact on the local real estate market, and by 1933 the county building department recorded only a handful of new construction permits. Hilgeman & Schaaf sold unsold sections of Section E to the B-F Realty Company in 1932. B-F Realty was created by John F. Brooks of 4209 Drury Lane, Albert H. Schaaf, and Robert M. Feustel. B-F Realty sold their holdings back to Albert H. Schaaf and his wife, Bertha Schaaf in April, 1941.

World War II also brought a slow-down to the local housing market. In 1946, returning GIs and their brides found a housing shortage. Tract-House developments were quickly created, and the neighborhoods of Hillcrest, Northcrest, Greater McMillen Park, Mount Vernon Park, and others were planned. In pre-war neighborhoods, undeveloped lots were quickly purchased, and modern homes built alongside the existing homes. In Southwood Park homes were designed in the Minimal Traditional, International, and Ranch, as well as Contemporary and Monterey styles. Construction of high-style quality homes continued in Southwood Park throughout its period of significance to 1965.

### Significance in Developing Trends and Design Principles

Hilgeman & Schaaf introduced a variety of trends and design principles locally. They incorporated a variety of Deed restrictions in the Southwood Park subdivision sections. The Company reserved the right to establish the grading for each lot; forbade the removal of trees: "No trees while in good condition shall be cut down, destroyed or mutilated, except as may be necessary for the construction of a dwelling house and its appurtenances."<sup>68</sup> They also dictated the height and materials of fences, set a uniform building line, and mandated a minimum twenty-foot open space between residences.<sup>69</sup>

Hilgeman & Schaaf also was one of the earliest to collect association maintenance fees in Fort Wayne, in their platting documents:

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<sup>68</sup> South Wood Park, Section A platting documents, 1917. Subsequent sections included similar language.

<sup>69</sup> Ibid.

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All lots in section A, South Wood Park Addition are subject to an annual maintenance charge of not more than \$5.00 as stipulated in the contract between owner of land herein platted or purchasers hereof, which charge is a lien on said real estate superior to all liens except those in and for the purchase of said real estate or bona fide mortgages. Executed this 20<sup>th</sup> day of August, 1917.<sup>70</sup>

The Southwood Park Community Association was organized in 1921, becoming one of the first in Fort Wayne.<sup>71</sup> By 1925, the Southwood Park Community Association was named as the receiver of the \$5.00 annual maintenance fee in the platting documents for Section E. When Hilgeman and Schaaf dissolved, the association took over the maintenance activities and collected the annual fees for all sections of Southwood Park. The association provided a range of services and activities to the residents, including snow clearance, annual picnics, and other activities. A newspaper article in 1936 reported: **"Southwood Pk. Group Elects: Six New Counsellors Chosen at Meeting at Harrison Hill School...**Following the business meeting a talk on conservation was made by Harry Hilgemann and a program of entertainment was presented. The musical program included vocal selections by Miss Helen Hilgemann and piano numbers by Mrs. Bailhe."<sup>72</sup>

Hilgeman & Schaaf reserved the right of architectural approval for all commercial, religious, and institutional buildings in the subdivision. Along with the South Side Improvement Company, they also reserved the right to approve all architectural plans for Section D, along both sides of the 1100 block of Westover Road.

Most significantly, as the sections of Southwood Park were developed, Hilgeman & Schaaf [along with their co-developers] did not dictate specific architectural styles, but did dictate minimum prices, for each street. By providing a street-by-street guide for minimum housing prices, the company was able to blend new housing with existing housing on the neighboring streets of the adjoining subdivisions. They also accomplished a balanced set of high, medium and

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<sup>70</sup> Ibid.

<sup>71</sup> It is unclear whether Hilgeman & Schaaf or the residents (many of whom were officers of Hilgeman and Schaaf) organized the community association.

<sup>72</sup> *Fort Wayne Journal Gazette*. "Southwood Pk. Group Elects." January 23, 1936.

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lower valued housing throughout the subdivision. Housing prices were set from a low of \$2500.00 along the Tacoma Avenue connection to Fairmont and Fairfield Heights, to a high of \$10,000.00 in the Westover Place portion of Section C. This allowed the Southwood Park developments to blend seamlessly with Fairfield Place and Fairmont. In doing so, Hilgeman & Schaaf allowed for a carefully blended mix of housing throughout the entire district. Even though housing styles, sizes, and construction prices contrast markedly from the northeast corner of the district to the south west corner of the district, the change is so gradual in the district to be unnoticed.

In doing so, Southwood Park is markedly different from several other early subdivisions in Fort Wayne developed during the 1910s and 1920s. Forest Park Boulevard, where very large, architect designed homes along a grand boulevard are juxtaposed with more modest homes on grid streets, adjoining the alleyways. Wildwood Park and Indian Village were designed subdivisions in almost rural locations connected to no adjoining residential areas. Lafayette Place and Harrison Hill both connected boulevard designs to more modest pre-existing residential areas, but do not utilize natural curvilinear design.

As such, Southwood Park is locally significant under Criterion (A). The developers utilized important trends and design principles in Fort Wayne, including the conservation of trees, control of grading, and some architectural control. They introduced one of the first local suburban community associations in 1921. Most significantly, Hilgeman and Schaaf introduced a novel approach to ensuring a mix of lower, middle, and high-income residents and properties by dictating a variety of minimum house values throughout all of the sections of Southwood Park, and by creating a seamless link to the Street Car Era subdivisions at the east end while creating an elaborate, curvilinear Automobile subdivision at the west end of the district.

**Significance of Individuals associated with Southwood Park**

The Southwood Park Historic District is locally significant under Criterion (A) for its association with a group of individuals, including merchants, politicians, industrialists, architects, educators, and community leaders, important in the history and development of Fort Wayne.

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As Southwood Park was developed local industrialists, legal professionals, and community leaders purchased lots and built homes throughout the district. Numerous business and industrial leaders were Southwood Park residents, and many also contributed to the development of community activities that established Fort Wayne as a leading manufacturing site during the twentieth century. The conservation efforts of Dr. Victor Hilgemann are described above, and the community activities of Albert H. Schaaf are described in a following section.

Charles Niezer was a prominent local businessman, who began the construction of the home at 1345 Westover Road at the beginning of the Great Depression. It was purchased and finished by Dale McMillen, whose farm products processing company became Central Soya—today a Fortune 500 company. His son, Stewart McMillen, built a home across the street at 4621 Crestwood Drive, which subsequently became the home of Dale McMillen's other son, Harold McMillen. Dale McMillen was known to thousands of children of Fort Wayne and northeastern Indiana as "Mr. Mac"—the organizer of a unique program in Fort Wayne. "Everyone makes the team" was and continues to be the motto of the Wildcat Baseball league, created by Dale McMillen in 1960, after watching little league tryouts at the nearby ball diamonds. McMillen organized a league open to all who wanted to play regardless of ability, race, creed or gender, coached by high school and college students, with annual special event days that included visits from Jackie Robinson, Carl Erskine, Ted Williams, and others. Since 1960 over children have played a summer of Wildcat Baseball in Fort Wayne.<sup>73</sup>

Community leaders in the legal profession also lived in Southwood Park. Judge Sol A. Wood lived in the district during the 1920s, at 4002 Fairfield Avenue, during the time that he was the Circuit Court Judge. First elected in 1918, the office also included the Probate and Juvenile Courts. During his term, he sentenced George "Machine Gun" Kelly to fifteen years in the Indiana Penitentiary following his robbery of the Broadway State Bank in Fort Wayne in 1930. Judge Wood's more lasting contribution to Fort Wayne and Allen County was as Judge of the Juvenile Courts, when he emphasized the need to train and provide opportunities for young

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<sup>73</sup> <http://www.wildcatbaseball.org/wildcatleaguehistory.html>, viewed June 10, 2008.

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people as a diversion from crime. His efforts were marked when the Sol A. Wood Youth Center was constructed by county in the 1930s, to provide a correctional facility for youth.<sup>74</sup>

Rev. Leo Pursley served as the pastor at St. John the Baptist Catholic parish during the 1940s and early 1950s. In 1950, he was elevated to Auxiliary Bishop of the Fort Wayne Diocese by Pope Pius VII, and also appointed Titular Bishop of Hadrianopolis.<sup>75</sup> During this period he lived in the church rectory at 4525 Arlington Avenue, and worked with architect Harry Humbrecht to design the St. John the Baptist Church, built in 1954. In 1955, following the death of Bishop John Noll, Pursley was appointed Apostolic Administrator of the Fort Wayne Diocese, becoming the administrative head of Catholic activities in Fort Wayne and northeastern Indiana, while continuing to live in the rectory, maintaining his role as parish priest to the St. John's congregation in Southwood Park. In 1956 he was ordained Bishop of the Fort Wayne Diocese [expanded to include South Bend in 1960].

Architects chose Southwood Park for their own residences. In doing so, they provided excellent architectural examples in the historic district. Being neighbors, there were increased opportunities to discuss and collaborate, which had an impact on architecture and design throughout the Fort Wayne area. Leighton Bowers, who would later become an architect for the State of Indiana, lived at 801 Maxine, and subsequently at 4631 South Wayne Avenue. Simpson Parkinson, Larimore's partner for several years, and also the company architect for both Hilgeman & Schaaf and the City & Suburban Development Company [who developed Indian Village and other areas] lived at 4214 Tacoma. Mox Pohlmeier, who designed outstanding homes in Southwood Park and Wildwood Park, designed his own home at 4733 Hartman Road, while brother, and design partner Fred Pohlmeier built his own home at 4723 Tacoma Avenue. Harry Humbrecht designed his own International house at 4302 Pembroke Lane, during the same period that he worked to create the design for the St. John the Baptist Catholic Church. Jerry (E. Gerald) McArdle grew up in the neighborhood, and used the example of his peers to design the Contemporary/Shed house at 4233 Hartman Road for his uncle. McArdle also provided plans for

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<sup>74</sup> Griswold, Bert J. *Leaders of Greater Fort Wayne*, page 632. Ankenbruck, John. *Twentieth Century History of Fort Wayne*, page 301.

<sup>75</sup> <http://www.catholic-hierarchy.org/bishop/bpursley.html>, accessed June 10, 2008. The Titular See of Hadrianapolis is title granted by the Pope, designating elevation to Bishop, but not serving a modern administrative area of the Catholic Church.

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several renovations and historically appropriate additions to other houses in the district during a period from 1960-2005, when he retired.

Political leaders at the local, county, state, and national level lived in Southwood Park during the period of significance, and in more recent years as well. Fort Wayne mayors who resided in the district during their term as mayor include Henry Branning [whose family platted a portion of Fairfield Heights] at 3936 Fairfield; Winfield Moses, Jr., who lived at 1212 Westover; Paul E. Helmke, while serving as Fort Wayne mayor during the 1980s-1990s, lived at [and continues to live at] 1215 Korte Lane. Although Branning's contribution to community development was minor [he was indicted with five others in his administration on charges related to city coal purchases, in 1950], both Moses and Helmke made substantial contributions to the community through their effective leadership, during terms that were after the period of significance. Both also continued in public service following their terms. Moses continues to serve the community as an Indiana State Representative. Helmke served as President of the U.S. Conference of Mayors during his term, and then became the president of the Brady Campaign to End Gun Violence, based in Washington D.C.

More recently, former Indiana State Representatives Ben Giaquinta [4443 Pembroke Lane] and his son Phil Giaquinta, a current Indiana State Representative, [4416 Arlington] lived in the district during their terms.

Thus, the Southwood Park Historic District is locally significant under Criterion (A) **for its association with a group of individuals, including industrialists, architects, community leaders, and politicians important in the history and development of Fort Wayne and northeastern Indiana.**

The Southwood Park Historic District is significant under Criterion (C) as a locally outstanding example of an early suburb that outstandingly illustrates the transition period between Streetcar Era subdivision design and Early Automobile Era subdivision design. The significant understanding and utilization of early city planning techniques allowed the designers of the Southwood Park Historic District to create a complex and whole suburban area that **embodies**



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**high artistic values through its overall plan and the design of entrance ways, streets, homes, view-sheds, and community spaces.**

The Fairfield Heights and Fairmont sections of Southwood Park extended the traditional city street grid into the northeast corner of the district, and these sections were historically served by a streetcar line and subsequent municipal bus service. As the district continued to be developed in subsequent sections, Southwood Park sections E and F were designed to blend with the existing grid plan of Fairfield Heights and Fairmont by creating a transitional space with elements of both types. The grid pattern was continued, but without the central alleyways, and open park spaces were placed in the right of ways. Sherwood Terrace, on an east-west axis, was designed in a naturalistic, curvilinear way, following the course of an old stream bed.

At Rudisill Boulevard, the distinct development history of Tacoma Avenue is imperceptible, as house lots remain constant and the grid layout continues. The only substantial difference is a deeper building setback along the west side of Tacoma which continues over to Indiana, as part of the Southwood Park Section "A" laid out by Hofer, Getz, Schaaf and Hilgeman. As Indiana continued south into a wooded section, the designers began a subtle alteration of the grid pattern. South of Branning, Indiana begins to meander and curve, as it ascends a shallow hill, maintaining a generally north-south path, but leaving a strict grid-plan behind.

At Lexington Avenue, the designers continued their transitional design away from the grid plan and towards the curvilinear. In Section "B" the Southwood design team created a shallow curve in Lexington between Tacoma Avenue and Indiana Avenue. As Indiana continued south from Lexington, it left the grid-plan behind, and became the main drive through a major curvilinear section of the district.

The curvilinear design fully utilized the wooded, rolling hills, ravines, and a wide, shallow valley in creating a large part of the district where the homes are situated into the landscape, according to the topography of each section. Extending through Sections "B" and "C" and also the Old Mill Place addition, and the former Prange woodlot, the southwestern part of the Southwood Park district emphasized the existing natural landscape, with the placement of most of the roads following the topography, and placed in low places, so that the building sites would be above,

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and with curving roads that were intended to conserve the hundreds of mature forest trees in the suburban area.

The plats of the Southwood Park Historic District were developed during a period spanning 1906-c.1945, during the same time that other Streetcar Era and Early Automobile Era suburbs were developed. The Williams-Woodland Park Historic District [listed in the National Register March 14, 1991] retains its Street Car Era grid pattern throughout the development, while Oakdale and the Illsley Place-West Rudisill Boulevard Historic Districts reflect the small-scale changes to the grid pattern that were becoming popular by 1910. Both have grid streets, but with occasional open park islands, and subtle curving roads. Neither had fully developed curvilinear planning elements.

The Forest Park Boulevard Historic District [listed March 30, 2007] and the unlisted Harrison Hill and Lafayette Place are other Early Automobile Era subdivisions developed in Fort Wayne during the same decade as Southwood Park. Each of these, however, continues the grid pattern with wide boulevard sections that supported the increased role of the automobile for transportation. None included a natural, tree-oriented curvilinear plan, even though all three had significant stands of mature Oak and Hickory trees, many of which remain. Wildwood Park was planned as a natural, tree-oriented curvilinear Automobile suburb, but was separated by some distance from the grid pattern, so that transitional spaces never developed.

During the 1920s, several Fort Wayne suburban developments used the model of the Southwood Park area, and incorporated both curvilinear and grid-pattern elements in their design, as they were planned to adjoin existing areas. The North Highlands area, north and west of downtown, was developed with curvilinear streets that extended from a late 19<sup>th</sup> century grid pattern. It also included a central park space named Hamilton Park. The Indian Village subdivision, designed by Indianapolis architect Lawrence V. Sheridan in the mid-1920s on the west side of Foster Park, incorporated a wide central boulevard, with curvilinear and grid pattern areas on a wooded area of ancient sand dunes on former Richardville Reserve lands west of the St. Marys River.

The retention of the grid pattern of the Streetcar Era suburb areas of the district and the design elements that allowed for a seamless transition to the curvilinear Early Automobile Era suburb areas of the district are significant features of the overall design of the Southwood Park Historic

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District. Areas of the district with the grid pattern primarily have central alleys with wood-frame garages, a reflection of the more pedestrian orientation of the Streetcar Era, while those sections developed with curvilinear Automobile Suburb features primarily have side-yard driveways from the street, and often have garages that match the house, illustrating the transitional features of the district.

The placement of roads, irregular lot sizes and orientation and pedestrian circulation patterns have retained a high degree of integrity and are significant as important components of the district. These significant features have been retained, along with an unmortared stone wall, tall brick garden wall, and elaborate entry markers on Rudisill Boulevard. In addition, Southwood Park includes distinctive "cross-walks" in its sidewalk system, providing pleasant, planned and paved short-cuts through the elongated blocks of the curvilinear sections of the district.

Thus, the Southwood Park Historic District is significant under Criterion (C) as a locally outstanding example of an early suburb that outstandingly illustrates the transition period between Streetcar Era subdivision design and Early Automobile Era subdivision design. The significant understanding and utilization of early city planning techniques allowed the designers of the Southwood Park Historic District to create a complex and whole suburban area that **embodies high artistic values through its overall plan and the design of entrance ways, streets, homes, view-sheds, and community spaces.**

**Albert H. Schaaf: Community Builder**

The Southwood Park Historic District is regionally significant under Criterion (C) as an outstanding example of a suburb that **reflects principles of design important in the history of community planning and landscape architecture, and is the work of "community builder" Albert H. Schaaf, a regionally significant master proponent of city planning, and developer of several significant residential suburbs in Allen County, Indiana.** Schaaf also participated in the broader national movement of city planning as a conference presenter and an attendee of

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the formation meeting of the American Institute of City Planning, and as a member and vice-president of the National Association of Real Estate Exchanges.

Albert H. Schaaf was a native of Fort Wayne, and was the son of the long time pastor of St. John's Evangelical and Reformed Church. After graduating in 1906 with a Masters of Engineering degree from Cornell University, Schaaf worked as an engineer for a local refrigeration company before becoming involved in community building, joining with Frank Hilgeman to organize the Hilgeman & Schaaf real estate development company. As both a realtor and trained engineer, Albert H. Schaaf brought expertise in both professions to his work. City planning historian Jon Peterson describes community builders as a client group favored by planners. He writes: "This remarkable and "very friendly," alliance reflected significant trends among both realtors and planners before World War I and marks the point of historical convergence between elite suburban design in the United States and the new planning field."<sup>76</sup>

In 1916, Albert H. Schaaf was a member of the Indiana Real Estate Association and participated in a statewide education campaign on the subject of city planning. He co-organized with fellow developer and competitor, Lee J. Ninde, a Fort Wayne showing of a nationally touring City Planning Exhibition, which had been created by the American City Bureau, joining 20 other cities where it had already toured. The goal of the exhibit and tour, according to historian Jon Peterson, was to: "support a campaign by Indiana realtors, who were attempting, unsuccessfully, to push a city planning enabling act through the state legislature."<sup>77</sup>

After the exhibition, Schaaf assisted with an organized tour of Indiana for state legislators and national proponents of city planning which included Flavel Shurtleff of the National Conference on City Planning, Richard Watrous of the American Civic Association, and others. This tour traveled by three automobiles, driven by Albert Schaaf, Scott Brewer of Indianapolis, and Ben Pfister of Terre Haute. Albert H. Schaaf presented the language of the draft legislation in each community. The route went west from Fort Wayne via the Lincoln Highway to Elkhart and South Bend, Michigan City, Gary and Calumet. They then ventured through a heavy fog to Valparaiso, Kokomo, and Lafayette. From Lafayette, the group visited Crawfordsville, and Terre

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<sup>76</sup> Peterson, Jon. *The Birth of City Planning in the United States, 1840-1917*. Baltimore: Johns Hopkins University Press, 2003. p. 277-278.

<sup>77</sup> Peterson, page 277.

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Haute, where Flavel Shurtleff had to leave the group. The tour then continued south to Evansville, Princeton, French Lick, and West Baden, and New Albany. The tour traveled into Louisville for a day of touring the parks and commercial areas. The tour then traveled to Indianapolis, and Muncie, Anderson, and Marion, before returning to Fort Wayne.<sup>78</sup>

Following the tour, Richard B. Watrous, Secretary of the American Civic Association, said,

Viewed from a national standpoint, the tour of Indiana Real Estate men is most important. The direct message of what is comprehended by planning for the building of the cities to meet the demands of the future years has been carried directly to the men on whom rests, perhaps to a greater degree than on any other class, the responsibility for directing the wise, orderly, efficient and very practical development of the physical side of community growth. The real estate men, as revealed by the enthusiastic manner in which the Indiana representatives of the profession have co-operated to make the tour a success, are ready and anxious to accept their full responsibility. Propaganda of an extensive character is necessary.<sup>79</sup>

By December, 1916, city planning advocates had organized nationally, culminating in a draft constitution of the American Institute of City Planning. The full constitution was ratified at the first meeting of the new organization in Kansas City in May, 1917. Held during the final meeting of the National Council on City Planning, a number of speakers presented information on city planning efforts nationally. Albert H. Schaaf spoke as one of the featured speakers at the event, taking the place of Lee J. Ninde who was unable to attend.

Using all of his experience as an engineer, new knowledge of city planning, and the examples gleaned from his participation at the Kansas City meeting, Schaaf returned to Fort Wayne and soon participated in the platting of the Southwood Park subdivision during the summer of 1917. Although never stated in the marketing materials, Schaaf undoubtedly worked closely with the

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<sup>78</sup>Dryer, Charles, "City Planning Tour of the Indiana Real Estate Men," *Wildwood Magazine*, Christmas 1916. pages 7-11.

<sup>79</sup> Ibid, pages 11, 47.

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civil engineer, Adolf K. Hofer, the gardener Frank Hilgeman and the forester and "salesman" Carl Getz to plan the layout of Southwood Park.

Along with the success of the Southwood Park subdivision, Albert H. Schaaf and Frank Hilgeman also developed Beverly Heights in 1917. This development was located far north of the city near the Irene Byron Sanatorium, on the Lima Road. Although similar in semi-rural placement to the Wildwood Park Subdivision developed during the same period by rival Lee Ninde west of Fort Wayne, Hilgeman and Schaaf did not plan an automobile transportation route to the Beverly Heights site, limiting its success.

Albert H. Schaaf also participated in the organization of the Greater Fort Wayne Development Company in 1920, according to his obituary, which notes: "to aid industry seeking to locate in the city he [Schaaf] served as its secretary and general manager from its inception to its recent liquidation."<sup>80</sup> The Greater Fort Wayne Development Company successfully brought International Harvester, Zollner Corporation, Farnsworth Electronics, Magnavox, and other large industries to Fort Wayne, ensuring the community's economic success well into the 1980s.

Hilgeman & Schaaf sold its remaining unsold lots of Section E to the B-F Realty Company in 1932, and dissolved. B-F Realty was created by John F. Brooks of 4209 Drury Lane, Albert H. Schaaf, and Robert M. Feustel (owner of the Feustel House, listed on the National Register Nov. 7, 1980). B-F Realty sold their holdings back to Albert H. Schaaf and his wife, Bertha Schaaf in April, 1941, and Schaaf continued in the real estate business, as a partner, and president of the firm of Schaaf and Auer until his death in 1956.

Schaaf also served as president of the Fort Wayne Chamber of Commerce, Chairman of the Fort Wayne Housing Authority, and helped to establish the Fort Wayne Art School. He was also member of the 1940s-1950s community focused "Citizens Advisory Committee," whose stated purpose was: "A centralized focal point for delegates to exchange ideas on Neighborhood and Community Problems."<sup>81</sup>

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<sup>80</sup> *Fort Wayne News Sentinel*. "Death Claims Albert Schaaf, Services Held." August 14, 1956.

<sup>81</sup> Allen County Public Library Community Album Photo Collection. JPG image, 00004911. [www.acpl.lib.in.us](http://www.acpl.lib.in.us), visited December 11, 2007.

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Albert Schaaf's obituary also noted the achievements of his children, who had been raised in Southwood Park. Dr. Hart Schaaf served as the director of technical assistance to the United Nations. Dr. Sam Schaaf served on the faculty at the University of California, Berkeley. Dr. Albert Henry Schaaf was also on the faculty of the University of California, Berkeley, and wrote several articles in academic journals on the subjects of housing, community planning, and development. A daughter, Mrs. Robert J. Lang, resided in Los Altos, California.<sup>82</sup>

Thus, the Southwood Park Historic District is regionally significant under Criterion (C) as an outstanding example of a Suburb that **reflects principles of design important in the history of community planning and landscape architecture, and is the work of "community builder" Albert H. Schaaf, a regionally significant master proponent of city planning, and developer of several significant residential suburbs in Allen County, Indiana.**

**Significance of the Architecture:**

The Southwood Park Historic District is also regionally significant under Criterion (C) as a **collection of residential architecture and is an important example of the distinctive period of construction, and the work of one or more notable architects.** During its period of significance—1906-1965—many of the residences are among the finest local examples of their style, and are the works of locally and regionally significant master architects.<sup>83</sup>

In several of the sections of Southwood Park, some architectural control was retained by Hilgeman & Schaaf or their collaborators. This followed the pioneering development of the Architectural Control Committee of Wildwood Park, originating in 1916. Wildwood Park was developed in Fort Wayne by Lee J. Ninde and Wildwood Builders. As with Wildwood Park, some sections of Southwood Park included deed language that gave exclusive rights to Hilgeman

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<sup>82</sup> Fort Wayne News Sentinel. "Death Claims Albert Schaaf, Services Held." August 14, 1956

<sup>83</sup> Ames and McClelland state in the Historic Subdivisions bulletin: "As a general rule, when a neighborhood as a whole was laid out more than 50 years ago and the majority of homes and other resources are greater than 50 years of age, a case for exceptional importance is not needed. In such cases, the period of significance may be extended a reasonable length of time (e.g., five or six years) within the less-than-50-year period to recognize the contribution of resources that, although less-than-50-years of age, are consistent with the neighborhood's historic plan and character." Viewed online at <http://www.nps.gov/history/nR/publications/bulletins/suburbs/part5.htm>, February 18, 2008

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& Schaaf to approve all designs and site plans, prior to construction. Although not as pervasive as the Wildwood Park example, the control of the architecture of various sections of Southwood Park has influenced the overall appearance and character of the district. The most illustrative example is along Westover Road, between Old Mill Road and Beaver Avenue. The houses are all in Section D, in which design for each house were approved by either Hilgeman and Schaaf, or The South Side Improvement district. As a result, each house is distinctive, unique, yet part of a well-balanced ensemble (photo 30). In all sections of Southwood Park developed by Hilgeman & Schaaf, the deeds specified minimum values for the homes to be built, to maximize the balance of high-end residences, with more modest, but well-built homes.

The earliest homes in the Southwood Park Historic District were the farmhouses of the Prange, Korte, and Branning families and the other landowners, and the country estates of Sylvanus Bechtel and Albert Z. Polhamus, executives of the S.F. Bowser Company. Many of these early homes were designed by the most prominent architects working in Fort Wayne during the time, for clients as well as for their personal residences.

Many of the houses in the district were designed and built during the 1920s and 1930s, and as a result, Southwood Park includes some of the best examples of popular styles of that era. Excellent examples of Craftsman style can be found throughout the district, in one story and two story sizes. The Bechtel-Fox House (4220 Old Mill) and Polhamus-Hutner House (4405 Old Mill) are high-style examples. Bungalow forms can be found in the Craftsman style as well, while other bungalows exhibit Colonial Revival and Tudor Revival details.

Tudor Revival style is represented throughout the district. Landmark examples of Tudor Style are found along Old Mill Road, including the Foellinger House (4415 Old Mill) and Pollack House (4404 Old Mill). The Niezer-McMillen House (1345 Westover Road) is also a large estate-size house. False-thatched roofs are not common in Fort Wayne, and Southwood Park includes several high-style examples, on both large and more modest homes. The Martin Grace House is perhaps the best example of the False-Thatch style in Fort Wayne, with its simple, non-gabled façade, and its symmetry. There are also many outstanding examples of more modest Tudor Revival homes, in brick, wood, and in combination. Some of these were architect designed, while others came from Sears Roebuck, and other "ready-cut" companies.



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Spanish Eclectic style is rare in Fort Wayne, with less than a dozen examples city-wide. Southwood Park includes three stucco homes in the style, with a wide range of details. The Katherine Fox House (4711 Stratford) has an intricate *Plateresco* door surround and ornate iron work. The Joseph and Maria Loos House (4330 Pembroke Lane) has polychrome stucco and inlaid tilework from the Batchelder Company on its exterior. The Dr. Daniel Mertz House (1310 Sherwood Terrace) features arched windows and doorways, and a patio area near the entrance.

Uncommon styles in Fort Wayne are found throughout Southwood Park. Art Moderne is found on the Soshea house (930 Prange). French Eclectic is found in the Freimann House (1306 Westover Road). An excellent example of Contemporary/Shed is the James McArdle House (4233 Hartman).

Several examples of "kit houses" are found in the district. Examples of the Sears Roebuck "The Mitchell" are found at 4616 Arlington Avenue and at 4227 Beaver. The Sears Roebuck "The Crescent" is found at 4026 South Wayne. Other companies are represented as well. 4234 Tacoma Avenue is an excellent example of the Harris Brothers Home No. M-1526. Southwood Park also has several examples by a local Fort Wayne Company—General Industries—whose prefabricated sections were connected onsite. 725 West Branning is an example of the basic unit offered by the company, while 510 Maple Grove is larger, with an optional breezeway and garage. The Wm. B.F. Hall House (1241 Sherwood Terrace) was designed for the owner of the company by local architect A.M. Strauss, who used three of the basic units in his design.

A number of prominent architects designed homes in the Southwood Park Historic District, including:

**Charles R. Weatherhogg** (1872-1937), a native of England, settled in Fort Wayne in 1892. He became one of Fort Wayne's leading architects of the early twentieth century. Among his most prominent local designs are the North Side High School, the Anthony Hotel (demolished), and the Journal-Gazette Building [National Register listed December 27, 1982]. He also resided in, and designed the interior of the McCulloch-Weatherhogg House (listed December 7, 2001). In Southwood Park he designed 1345 Westover Road, the Niezer-McMillen House.<sup>84</sup>

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<sup>84</sup> *Fort Wayne Historic Sites and Structures Interim Report.*

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**Pohlmeyer and Pohlmeyer**—sons of a local contractor, Fred W. and Martin W. “Mox” Pohlmeyer both became architects. Fred received his education by working in the offices of architects in both Chicago and Fort Wayne. “Mox” graduated from Carnegie Tech, and worked with several eastern architects. Besides houses in Southwood Park, the firm designed schools, office buildings, and other structures. Both designed and built their own residences in Southwood Park. The company is known to have designed 4125 Indiana Avenue; 3929 Indiana Avenue; 4723 Tacoma Avenue; and 4733 Hartman Road, based on blueprints retained by homeowners, and obituaries for both architects.<sup>85</sup>

**Mahurin and Mahurin**—Marshall S. Mahurin (1857-1939) and Guy Mahurin, his nephew, formed this partnership from 1907 to 1918. Marshall had previously been in partnership with John Wing, in the regionally significant firm of Wing and Mahurin. The firm of Mahurin and Mahurin designed both the Kenfield (4220 Old Mill) and Tree Haven (4405 Old Mill) country estates, for S.F. Bowser Company executives Sylvanus Bechtel and Albert Z. Pohlmanus.<sup>86</sup>

**Guy Mahurin**—(1877-1941) born in Fort Wayne, and a nephew of Fort Wayne architect Marshall Mahurin, Guy served in the U.S. Bureau of Architecture in the Philippine Islands, and even designed the Philippine buildings for the 1904 St. Louis World’s Fair. From 1907 to 1918 he worked in partnership with Marshall Mahurin. During, and for a period after World War I, Guy was Assistant Chief of the Requisitioning Division of the U.S. Housing Corporation in Washington D.C. He returned to Fort Wayne and opened his own practice. Along with the estates designed in association with his uncle, Guy Mahurin also designed 4415 Old Mill Road; 4500 Fairfield Avenue; and 4209 Drury Lane in Southwood Park.<sup>87</sup>

**Alvin M. Strauss**—(1895-1958) a prominent Indiana architect, originally from Kendallville, Strauss established his own practice in Fort Wayne in 1918. He was one of Indiana’s leading architects of the twentieth century, working in many popular styles. Many of his works are major

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<sup>85</sup> Fort Wayne Journal Gazette. “Fred Pohlmeyer.” April 13, 1953. *Fort Wayne Journal Gazette*. “Mox Pohlmeyer. October 6, 1981.

<sup>86</sup> Marshall S. Mahurin. *Itinerary of Jobs and Boarding House Days of Marshall Simpson Mahurin, Compiled September 11, 1933, City of Fort Wayne*. In collection of City of Fort Wayne Community Development.

<sup>87</sup> *Guy Mahurin, Architect*. 1930.

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commercial or public works, such as the Lincoln Bank Tower and Embassy Theater in Fort Wayne, and several campus buildings at Indiana University. Strauss personally designed at least 15 homes in Southwood Park, including: 1123 Maxine Drive; 1212 Maxine Drive; 1310 Westover Road; 1319 Westover Road; 4404 Old Mill Road; 4701 Stratford Road; 4710 Stratford Road; 1241 Sherwood Terrace; 4222 Indiana Avenue; 4621 Crestwood Drive; 4737 Hartman Road; and 4501 Arlington Avenue.<sup>88</sup>

**Leighton Bowers**—(1894-1944) Fort Wayne native Leighton Bowers lived and worked in Southwood Park until 1933 when he moved to Indianapolis, to serve as an architect for the State of Indiana. A personal residence attributed to him as architect is 801 Maxine Drive. He also designed 4631 South Wayne Avenue; 3917 Indiana Avenue; 1325 Sunset Drive; and 4605 Crestwood Drive.

**Simpson Parkinson**—(1893-1969) Simpson Parkinson and his wife, Madelyn, arrived in Fort Wayne in 1924. Parkinson was employed as the architect for City and Suburban Development Company in 1924, but by 1925 had been hired by the competing firm of Hilgeman and Schaaf. The Parkinsons lived in Southwood Park. Simpson worked for Hilgeman and Schaaf until 1928, when he formed a partnership with Lloyd Larimore. He later moved to Indianapolis prior to his death in August, 1969.<sup>89</sup> As the architect for Hilgeman & Schaaf, Parkinson likely designed many of the homes in Southwood Park, built between 1925 and 1928. Those known to be his work include 4330 Pembroke Lane; and 4214 Tacoma Avenue.

**Lloyd W. Larimore**—(c.1893-1959) Larimore worked in the offices of John Wing, and Mahurin and Mahurin before opening his own practice. He had a brief partnership with Simpson Parkinson from 1929 to 1931. In Southwood Park, Larimore designed 4643 Old Mill Road and 4635 Old Mill Road.<sup>90</sup>

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<sup>88</sup> *Selections From the Recent Work of A.M. Strauss, Architect*, 1939; Strauss Collection, Drawing and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, IN

<sup>89</sup> <http://familysearch.org>. Visited January 30, 2008.

<sup>90</sup> *Fort Wayne Historic Sites and Structures Inventory, Interim Report*. 1996. Information from homeowners.

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**Leroy Bradley**—of Fort Wayne, attended Fort Wayne High School, and received his architectural degree from University of Illinois in 1917, and studied at the Ecole des Beaux Arts, at the University of Lyons. His firm, Leroy Bradley and Associates, designed the Allen County Public Library. Leroy Bradley and Associates designed the Paurice House at 4802 Old Mill Road, with employee **Robert W. Duryee**, (born 1907) as the lead architect for the project.<sup>91</sup>

**Harry Humbrecht**—(1912-1978) Humbrecht and Associates primarily designed religious and institutional buildings in northeastern Indiana. Besides the Saint John the Baptist Catholic Church at 4500 Fairfield, the firm also designed the Saint Joseph Catholic Church at 1910 Hale Street in Fort Wayne. Harry Humbrecht designed his own home in the American International style at 4302 Pembroke Lane. His son, Thomas Humbrecht later owned the home.<sup>92</sup>

**John R. Worthman**—(1900-1964) John Worthman had a long career as a homebuilder and developer in Fort Wayne, beginning with several homes “designed” and built by Worthman in Fort Wayne. He continued to design and build homes and develop subdivisions after other firms went out of business during the Great Depression, including Indian Village, which he purchased when City and Suburban Development Co. went bankrupt. He later developed the post World War II Fort Wayne subdivisions of Woodhurst, and Winterthur during the 1950s and early 1960s. Worthman designed and built many of the homes in Southwood Park after 1930, including 4717 Tacoma, c. 1930; 4811 Tacoma, c. 1930; 930 Prange, c. 1936; 4801 Arlington Avenue, c. 1936; 914 Sherwood Terrace, c. 1940; 4131 Tacoma Avenue, c. 1939; 4835 Old Mill Road, c. 1939; 4415 Indiana Avenue, c. 1940; 4617 Indiana Avenue, c. 1940; and 4802 Arlington Avenue, c. 1940.<sup>93</sup> Worthman-built homes are well-regarded in Fort Wayne and contemporary real-estate advertisements continue to mention Worthman as the builder.

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<sup>91</sup> Ibid. Home owner has signed blueprints of 4802 Old Mill.

<sup>92</sup> Interview with Thomas Humbrecht, son of Harry W. Humbrecht, July 2007

<sup>93</sup> Compiled from city directory listings, newspaper articles, blueprints, and other documents provided by homeowners.

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**Summary:**

The Southwood Park Historic District introduced important trends and design principles locally, and was influential as a prototype for subsequent design in Allen County, Indiana. The Southwood Park Historic District is a unique and masterful example of the transition from Street Car Suburb to Early Automobile Suburb, with associated designed roadways, curvilinear and grid/boulevard layouts, public green spaces, residential architecture, two church campuses and two small commercial areas. It is the work of several local citizens well versed in community planning ideals, and embodies high artistic values through its overall plan and the design of entrance ways, streets, homes, view-sheds, and community spaces. It also reflects the work of "community builder" Albert H. Schaaf, a regionally significant proponent of city planning, and developer of several significant residential suburbs in Allen County, Indiana. The Southwood Park Historic District also has outstanding residential architecture that exemplifies the distinctive period of construction, and the work of several notable local architects.

The Southwood Park Historic District is eligible under Criteria (A) and (C). Under Criterion (A), it is significant as an outstanding example of a Residential Suburban Development that **introduced important trends and design principles locally**. It is also significant for its **association with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of Fort Wayne**. The Southwood Park Historic District is significant under Criterion (C) as a locally outstanding example of a Subdivision which, through the significant understanding and utilization of early city planning techniques, **embodies high artistic values through its overall plan and the design of entrance ways, streets, homes, view-sheds, and community spaces**. The Southwood Park Historic District is also regionally significant as a **collection of residential architecture and is an important example of the distinctive period of construction, and the work of one or more notable architects**. The Southwood Park Historic District is significant under Criterion (C) as an outstanding example of a Suburb that **reflects principles of design important in the history of community planning and landscape architecture**. It also reflects the work of "community builder" **Albert H. Schaaf, a regionally significant master proponent of city planning, and developer** of several significant residential suburbs in Allen County, Indiana.

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*Fort Wayne Journal Gazette*, "Park Superintendent Carl Getz Resigns to Engage in Real Estate Business with Hilgeman & Schaaf." July 2, 1917.

*Fort Wayne Journal Gazette*, "Scene Shows the Broad Parkways in South Wood Park." September 11, 1917.

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Southwood Park Historic District  
Allen County, Indiana

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Southwood Park Historic District  
Allen County, Indiana

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National Park Service

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Southwood Park Historic District  
Allen County, Indiana

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Southwood Park Historic District  
Allen County, Indiana

**Verbal Boundary Description:**

The boundary of the Southwood Park Historic District begins at the west right-of-way of Hartman Road, at a point directly west of the south right-of-way line of West Lexington Avenue. From this point of beginning, proceed east, crossing Hartman Road, following the south right-of-way line of Lexington Avenue to the west curb line of Old Mill Rd. The boundary proceeds in a southerly direction along the west curb line of Old Mill Rd. to a point that is directly west of the south curb line of W. Lexington Ave. Crossing Old Mill Rd., the boundary extends in an easterly direction along the south curb line of W. Lexington, crossing Maxine Dr. and Beaver Ave. The boundary continues easterly along the south curb line of Lexington to a point (at the drive apron for the garage at the property with the address of 4202 Indiana Ave.) directly south of the west lot line of Southwood Park Addition, Section A, lot 21.

Crossing W. Lexington Avenue, the boundary proceeds in a northerly direction, following the west lot lines of houses along Indiana Avenue, crossing north of the west terminus of West Branning Ave. and W. Foster Parkway. The boundary continues northerly to the northwest corner of Southwood Park Addition, Section A, Lot 1. At this point, the boundary proceeds directly north, ten feet across a vacated alley right of way, to the south lot line of the property at 909 W. Rudisill Blvd. From this point the boundary proceeds west, approximately 121.6 feet to the west lot line of the property at 915 W. Rudisill Blvd. The boundary then proceeds north 150 feet to the south right of way line of West Rudisill Boulevard.

The boundary then follows the south right-of-way line of West Rudisill Boulevard in a westerly direction to the northeast corner of the lot of the property at 1133 W. Rudisill Blvd. (This point corresponds to the north-south line that is the west 25 feet of Lot 15 of Wiebke's Homestead Addition, Section A.) From this point the boundary proceeds in a northerly direction, across West Rudisill Boulevard, to the north right-of-way of West Rudisill Boulevard and to a point that is the southeast corner of the lot of the property at 1126 W. Rudisill Blvd. The boundary then proceeds in an easterly direction along the north right-of-way of West Rudisill Blvd., crossing Beaver Ave., Indiana Ave., South Wayne Ave., and Arlington Ave., and continuing to the west curb of Fairfield Avenue.

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CONTINUATION SHEET

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Southwood Park Historic District  
Allen County, Indiana

From this point the boundary then proceeds in a southerly direction along the west curb line of Fairfield Avenue, crossing W. Rudisill Blvd., W. Foster Pkwy., W. Branning Ave., W. Lexington Ave., Maxine Dr., Clermont Dr., Pasadena Drive, W. Sherwood Terrace, and W. Maple Grove Ave., and continuing to the north curb line of W. Pettit Avenue.

From this point the boundary then proceeds in a westerly direction along the north curb line of W. Pettit Avenue, crossing Arlington Ave., South Wayne Ave., Tacoma Ave., Indiana Ave., and Old Mill Rd. At a point in front of 1026 W. Pettit Ave. (that corresponds to the center of a vacated 20 foot wide alley between Stratford Rd. and Southwood Ave.) the boundary proceeds in a southerly direction across W. Pettit Ave. and along the east lot lines of the property at 4909 Stratford Rd. (This property's legal description is Southwood Park, Section G, lots 1 and 2 and ½ the vacated alley.) The boundary continues in a southerly direction along the center of the vacated alley, corresponding to the east property lines of houses located on the east side of Stratford Road. At a point in the center of the vacated alley, east of the southeast corner of Southwood Park, Section G, Lot 10, the boundary continues in a southerly direction across the vacated Public School lot, and continues 30 feet beyond the north right-of-way of vacated Roxbury Drive to the center of vacated Roxbury Dr. This point corresponds to the southeast corner of the property at 5015 Stratford Rd. The boundary proceeds in a westerly direction, along the south property line of 5015 Stratford Rd., to the east right-of-way line of Stratford Road.

The boundary then follows the east right-of-way line of Stratford Rd. in a northerly direction to a point directly east of the south lot line of Southwood Park, Section C, Lot 183. (This is the property at 4936 Stratford Rd.) The boundary proceeds west, crossing Stratford Rd., and continues in a westerly direction along the south lot line of Lot 183 to the western property line of 4936 Stratford Rd. The boundary proceeds in a northerly direction along the west lot lines of houses along the west side of Stratford Rd. to meet the south lot line of Lot 171, Section C Extended, Southwood Park Subdivision (this is the property at 1227 Sherwood Terrace). The boundary proceeds in a westerly direction along the south lot lines of houses on the south side of W. Sherwood Terrace to the southwest corner of Southwood Park, Section C Extended, Lot 156. (This is the property at 4801 Hartman Rd.) From this point the boundary extends west, across Hartman Rd., to the west right-of-way line of Hartman Road. The boundary then extends north along the west right-of-way of Hartman Road to its point of beginning.

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Southwood Park Historic District  
Allen County, Indiana

**Boundary Justification:**

The specified boundaries in this nomination include the entire plats of Southwood Park Sections A-F as it was developed by Hilgeman & Schaaf and co-developers, as well as the Old Mill Place Addition, Bechtel Subdivision, Westover Subdivision of Section C, Southwood Park, and Fairmont Addition. It also includes the part of Fairfield Heights Addition not included in the boundaries of the Oakdale Historic District. It also includes the estates of Kenfield, Tree Haven, and the Foellinger estate which existed as suburban residences prior to and adjacent to the platting of Southwood Park beginning in 1917. The boundary also includes the Rudisill Boulevard transportation route that was designed and improved to provide access for the residents and others entering Fort Wayne from the southwest, and also Hartman Road, which was proposed as the Broadway Boulevard Extended connecting to Rudisill Boulevard, both of which were proposed and designed by George E. Kessler, and are contributing structures within the Southwood Park Historic District. The boundary also includes a portion of the West Rudisill Boulevard right-of-way that was not included in either the adjacent Illsley Place-West Rudisill Historic District or the Oakdale Historic District boundaries. Within the described area the district includes the right of way and medians, including any right of way or City of Fort Wayne owned land.

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Southwood Park Historic District  
Allen County, Indiana

**Photography and Attachments**

**Attachments:**

1. Jean-Baptiste de Richardville (Pinshiwa) Reserve, Treaty of St. Mary's, Ohio, 1818.
2. Hanna and Hamilton Subdivision of Richardville Reserve
3. Charles Mulford Robinson Fort Wayne Plan, 1909
4. George E. Kessler Fort Wayne Park and Boulevard Plan, 1912
5. George E. Kessler Foster Park Park and Entrance, 1912
6. George E. Kessler, Foster Park and Broadway Boulevard Extension, 1912
7. 1915 Fort Wayne Map, Progressive Advertising Company
8. Fairmont Addition Map
9. Southwood Park Section A
10. Southwood Park Section B
11. Southwood Park Section C
12. Southwood Park Section D
13. Southwood Park Section E
14. Southwood Park Section F
15. Southwood Park Section C Extended
16. Westover Place Addition

**Photography:**

Southwood Park Historic District  
Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: The 4200 Block of Indiana Avenue, looking west toward 4222 Indiana Avenue.  
Photograph #1

United States Department of the Interior  
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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: The 4200 Block of Indiana Avenue, looking east toward 4233 Indiana Avenue.  
Photograph #2

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: Sunset Drive, looking east towards 4629, 4701, and 4711 Stratford Road.  
Photo # 3

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: Lexington Avenue at Maxine Drive, looking southwest toward the 1200 block of Maxine Drive.  
Photo #4

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: South Wayne at West Maple Grove, looking north into the 4700 block of South Wayne Avenue.  
Photo # 5

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: March 23, 2008

Description: South Wayne Avenue, looking southeast towards 4001-4011 South Wayne commercial buildings

Photo # 6

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: Tacoma Avenue at West Maple Grove, looking northwest into the 4700 block of Tacoma Avenue.

Photo # 7

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: Arlington Avenue looking southwest towards 4206 Arlington Avenue.

Photo # 8

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: Arlington Avenue looking northwest towards 4600 block of Arlington and island park open space.

Photo # 9



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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: June 15, 2008

Description: Pasadena Drive looking northwest towards public crosswalk and 918 Pasadena Drive—the grey house with primary entrance located on east wall of house, oriented toward the public crosswalk.

Photo #10

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: Indiana Avenue looking north towards the 4300-4400 block of Indiana Avenue.

Photo #11

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: June 15, 2008

Description: Detail photo of garage/bungalow house in back yard of 4421 Tacoma Avenue looking northwest from alley.

Photo # 12

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: West Rudisill Boulevard looking south towards First Missionary Church, 701 W. Rudisill Boulevard.

Photo # 13

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: Sherwood Terrace looking northwest across Fairfield Avenue, toward St. John the Baptist Catholic Church and School, 4500 Fairfield Avenue.

Photo # 14

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: West Rudisill Boulevard at South Wayne Avenue, looking southeast toward the Missionary Church, World Headquarters Building, 3902 South Wayne Avenue.

Photo # 15

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 22, 2008

Description: Old Mill Road looking east toward the Polhamus House—Tree Haven—4405 Old Mill Road.

Photo # 16

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 22, 2008

Description: Old Mill Road looking east toward the Foellinger House, 4415 Old Mill Road.

Photo # 17

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: 4600 Block Old Mill Road, looking northwest toward Westover Road and the Fleming House, 4520 Old Mill Road.

Photo # 18

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: Old Mill Road, looking north toward the 4600 block of Old Mill Road.

Photo # 19

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: From east side of Old Mill Road, looking southwest toward the Edwin Scheele House, 4700 Old Mill Road.

Photo # 20

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: East side of Beaver Avenue, looking southwest towards 4616-4628 Beaver Avenue.

Photo # 21

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 7, 2008

Description: West Maple Grove at Indiana Avenue, looking southwest across island park open  
Space toward the 4800 block of Beaver Avenue.

Photo # 22

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: Detail of north wall of 4636 Indiana Avenue, facing southwest.

Photo # 23

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: June 15, 2008

Description: Arlington Avenue at Pasadena Drive, facing southeast towards the St. John the  
Baptist Convent, 4501 Arlington Avenue.

Photo # 24

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 17, 2008

Description: From the east side Fairfield Avenue, looking northwest toward the Henry J.  
Branning House, 3936 Fairfield Avenue.

Photo # 25

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: South side of West Rudisill Boulevard at Indiana Avenue, looking southwest toward the Southwood Park Entrance markers at Indiana Avenue.

Photo # 26

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 11, 2008

Description: The west side of the 3900 block of Indiana Avenue, looking northwest toward the Southwood Park Entrance marker, with houses in the 900 Block of West Rudisill, within the Oakdale Historic District, in the background.

Photo # 27

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: June 15, 2008

Description: Detail, "Batchelder" tile on façade of 4330 Pembroke Lane.

Photo # 28

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: Pembroke Lane, looking southeast toward 4401-4409 Pembroke Lane.

Photo # 29

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: The south side of the 1100 block of Westover Road, looking east.

Photo # 30

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: September 30, 2003

Description: View from the north side of the 1200 block of Westover Road, at Old Mill Road.

View is looking east across traffic circle, toward the Dr. Victor Hilgemann House, 1155 Westover Road.

Photo # 31

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: January 28, 2008

Description: View in the 1300 block of Westover Road, looking west toward the fieldstone wall at 1350 Westover Road, and Foster Park, across Hartman Road in the distance.

Photo # 32

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: January 28, 2008

Description: Intersection Hartman Road and Westover Road, looking southeast towards the Charles Niezer/Dale McMillen House, 1345 Westover Road.

Photo # 33

United States Department of the Interior  
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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: April 8, 2008

Description: Crestwood Drive, looking east toward 4621-4633 Crestwood Drive. The Albert H. Schaaf House, 4633 Crestwood Drive, is to the right in the image.

Photo # 34

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: March 23, 2008

Description: Sherwood Terrace at Stratford Road, looking northwest towards the William Waterfield House, 1232 Sherwood Terrace

Photo # 35

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: March 23, 2008

Description: West Pettit Avenue at Stratford Road, view looking northeast toward 1026 Pettit Avenue.

Photo # 36

Southwood Park Historic District

Allen County, Indiana

Angela M. Quinn

Date: March 23, 2008

Description: View of 1014 Maxine Drive, showing Tudor, Colonial Revival, and Dutch Colonial Revival details.

Photo # 37

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Southwood Park Historic District  
Allen County, Indiana

Southwood Park Historic District  
Allen County, Indiana  
Angela M. Quinn

Date: April 8, 2008

Description: View from the east side Old Mill Road at Lexington Avenue, looking south toward 4205 Old Mill Road.

Photo # 38

Southwood Park Historic District  
Allen County, Indiana  
Angela M. Quinn

Date: April 8, 2008

Description: View from a parking lot, on the Taylor University, Fort Wayne Campus. This view is looking south across a soccer field through the Wiebke Woods, toward the 1000 block of Lexington Avenue. The intersection of Lexington Avenue and Beaver Avenue is to the right in the image.

Photo # 39



Attachment

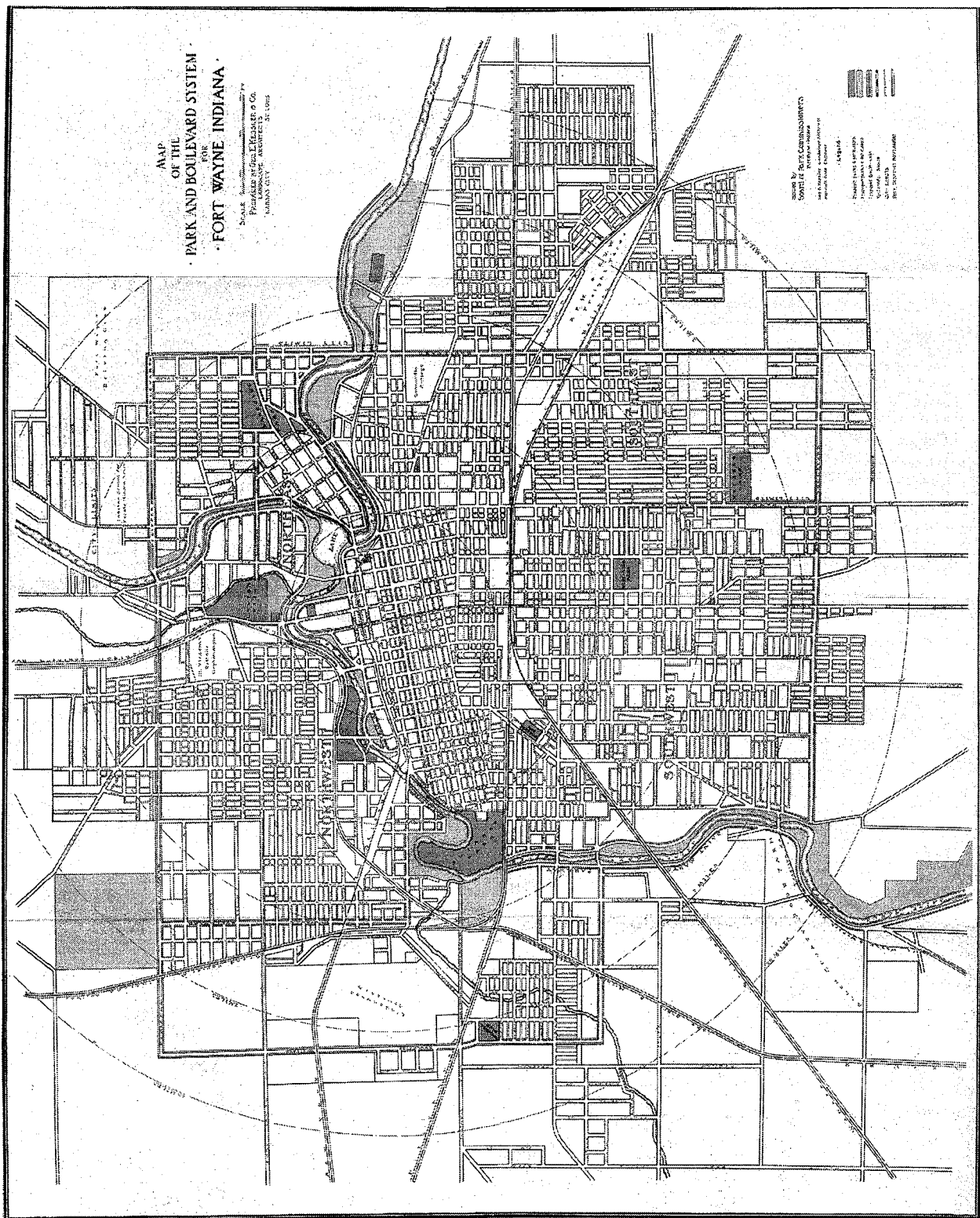
2

Multiple Property  
Document

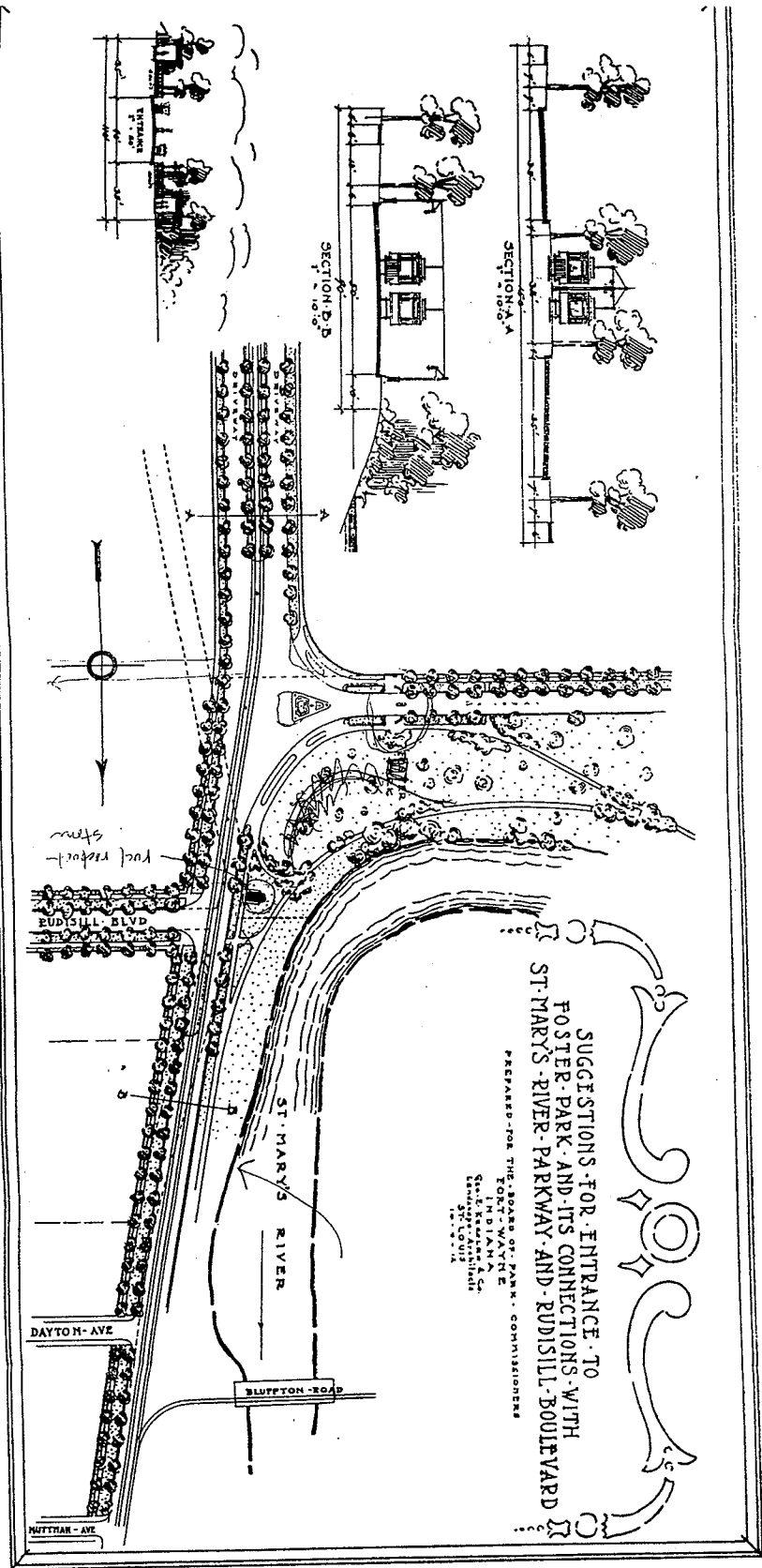
Map of the  
Park and Boulevard System  
City of Fort Wayne, Indiana  
George Kessler, 1912

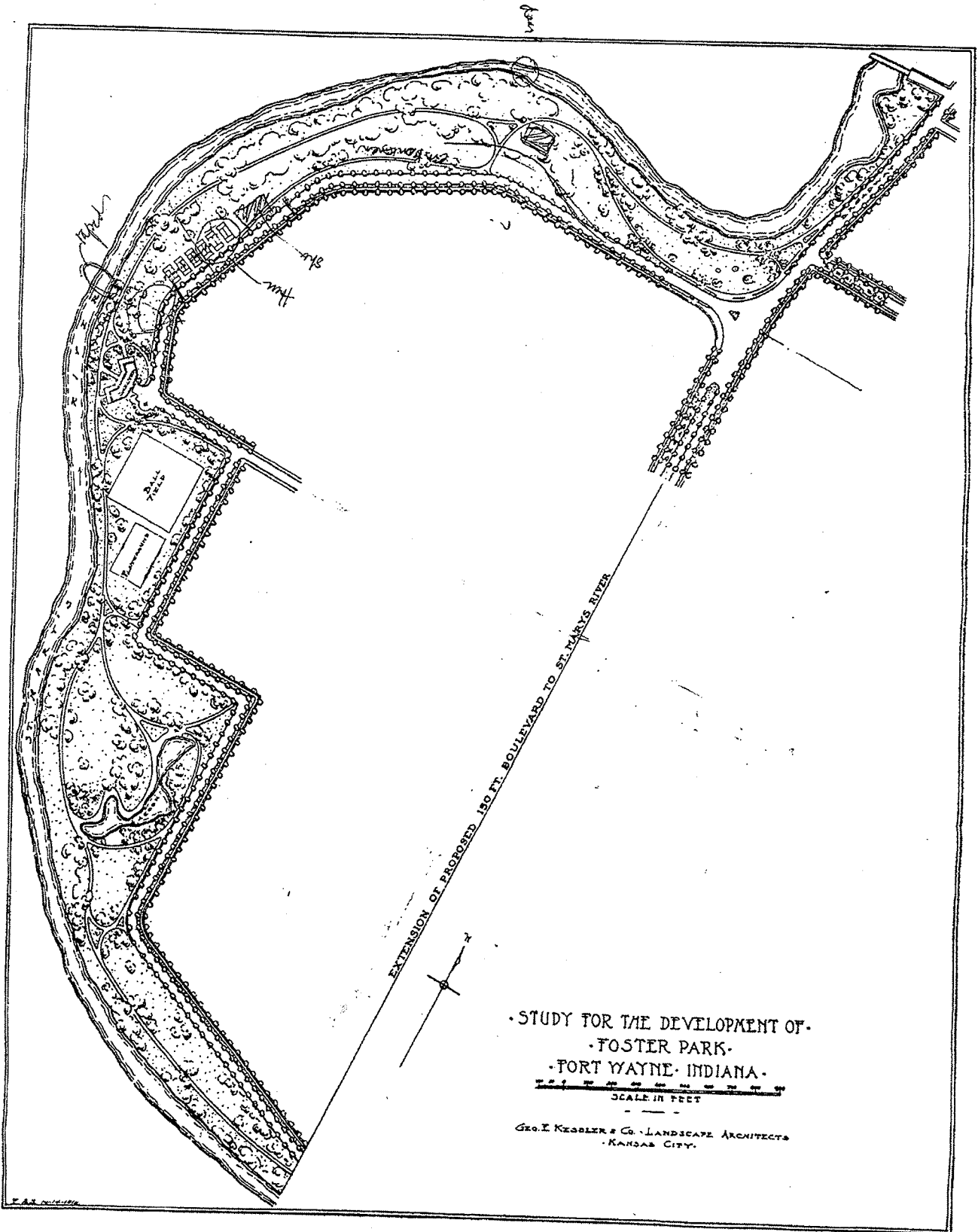
PREPARED BY:  
TINA JONES  
CHRISTOPHER BAAS  
MALCOLM CAIRNS

PREPARED FOR:  
**ARCH**  
437 EAST BERRY  
STREET, SUITE 204  
FORT WAYNE,  
INDIANA 46802  
(260)426-5117



# Attachment 5

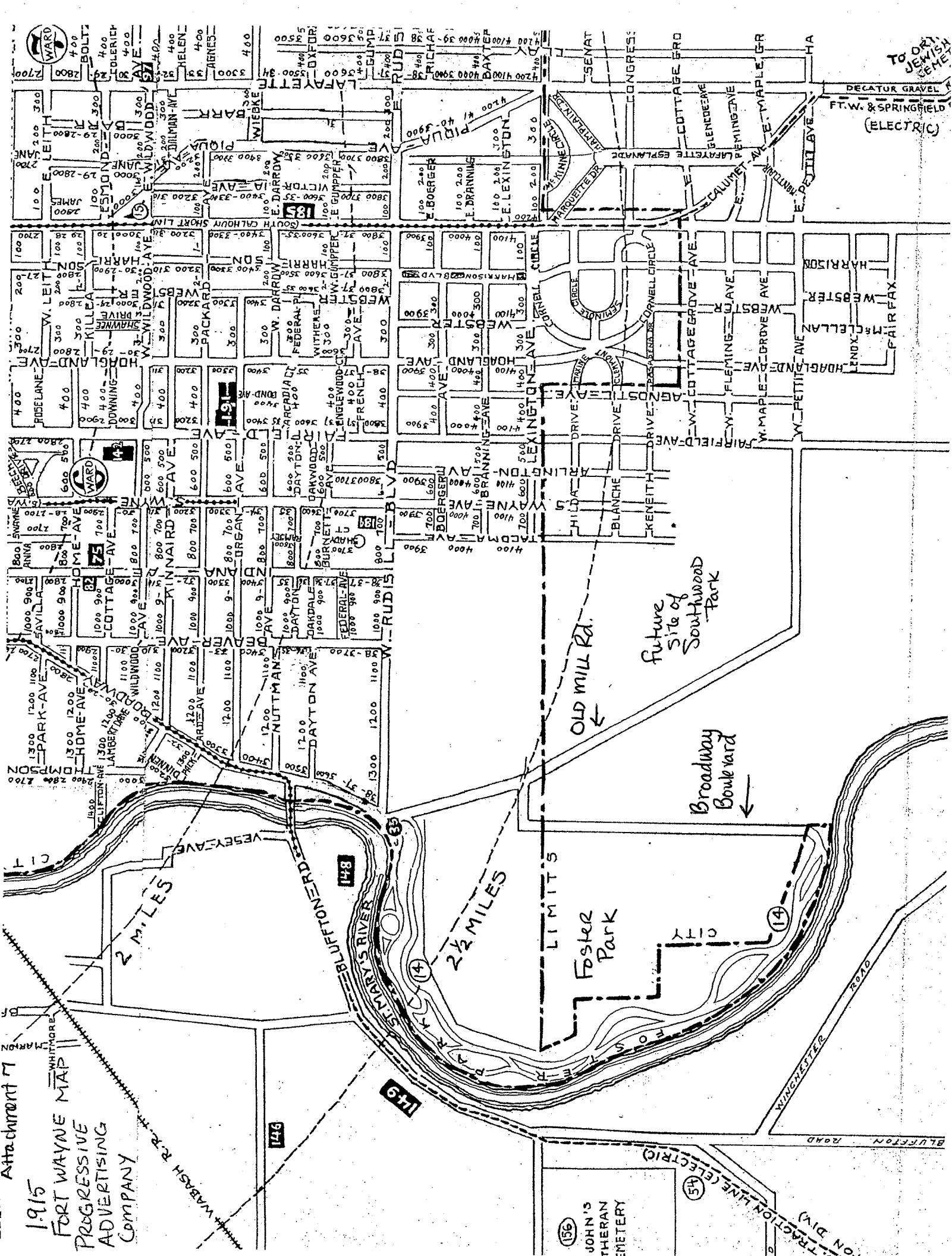


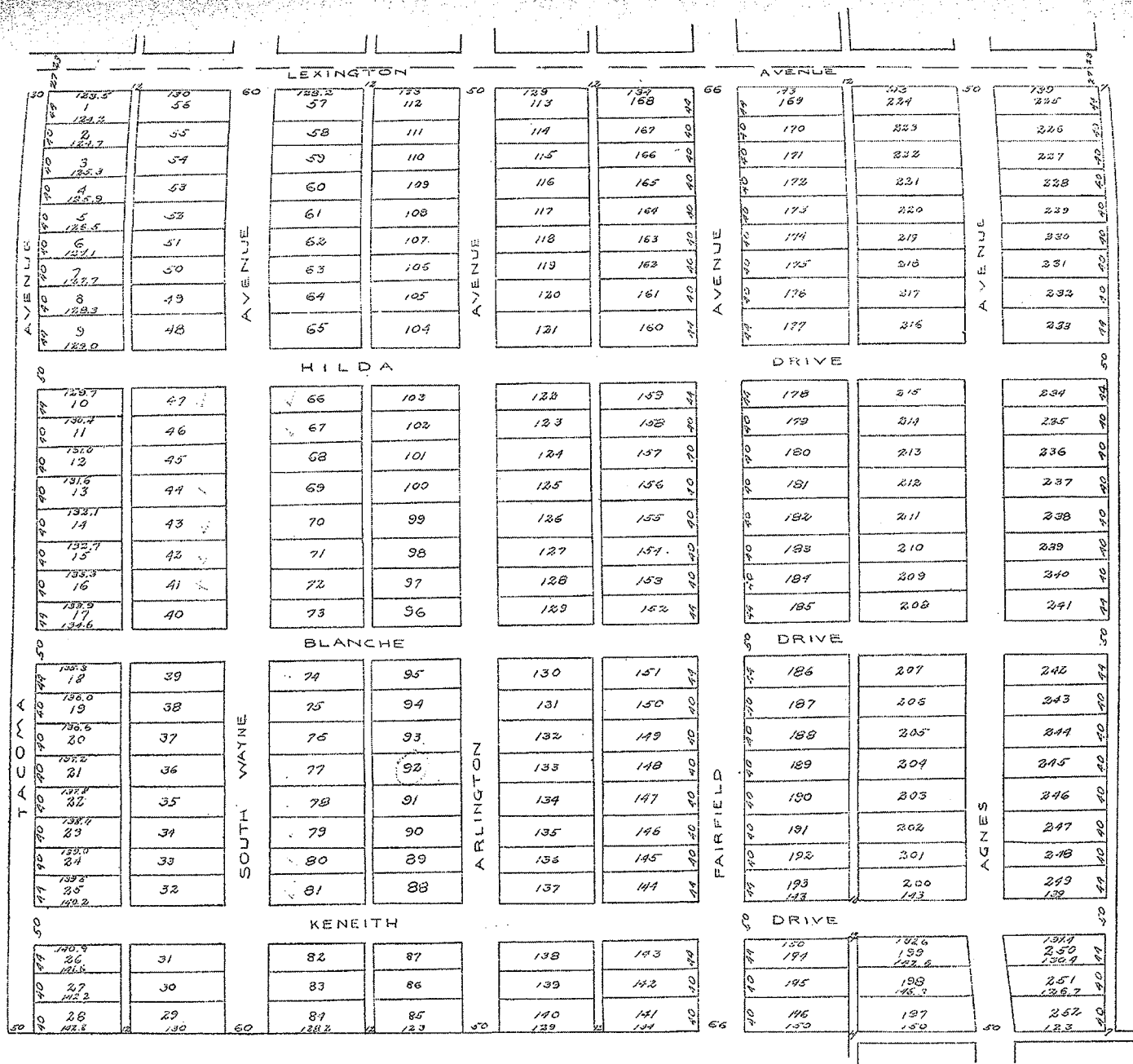


Attachment 7  
1915  
FORT WAYNE MAP  
PROGRESSIVE  
ADVERTISING  
COMPANY

1915

FORT WAYNE MAP  
PROGRESSIVE  
ADVERTISING  
COMPANY





35 The above plat represents Fairmont Place, an addition to the City of Fort Wayne, Indiana, being a subdivision of Lot 10 and that part of Lot 11, Commencing at a point 494 feet East of the East line of Fairfield Avenue; thence South to the south line of said lot eleven; thence West to the West line of said Lot 11; thence North along the West line of said lot 11, to the North line of said Lot 11; thence East to the place of beginning, in Hanna and Hamilton's Subdivision of part of the Richardville Reserve, East of the St. Mary's River in Township 30, North Range 12 East, Allen County, Indiana.

The Lots are numbered from 1 to 252 inclusive and the dimensions are marked on the plat in feet.

SEE PAGE

Bible Training School

ROBINWOOD

P.B. 8

P. 4

3900 RUDISILL

BEAVER

SUB RES. OF

PT. HANNA & RICHARDVILLE

DR.-F---481

WIEBKES

RUDISILL PL.

ADD.

FOSTER

PARK

SEC. "A"

BRANNING

SOUTHWOOD INDIANA

TACOMA

FAIRFIEL

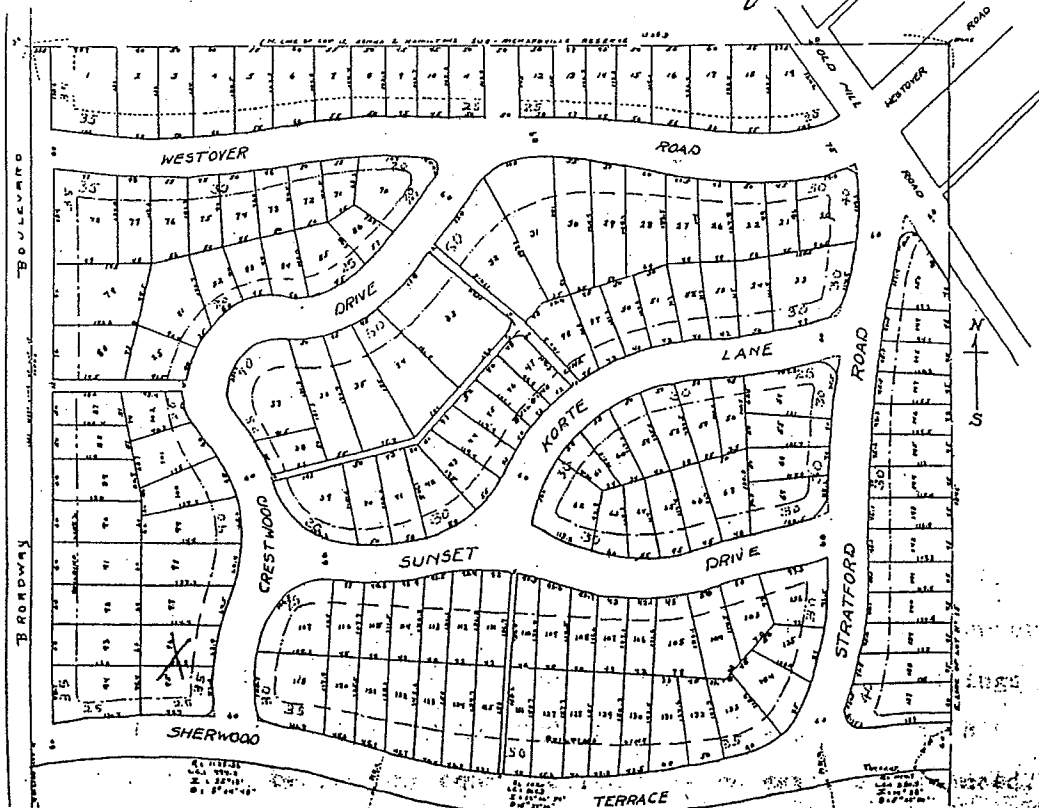
LEXINGTON

SEE





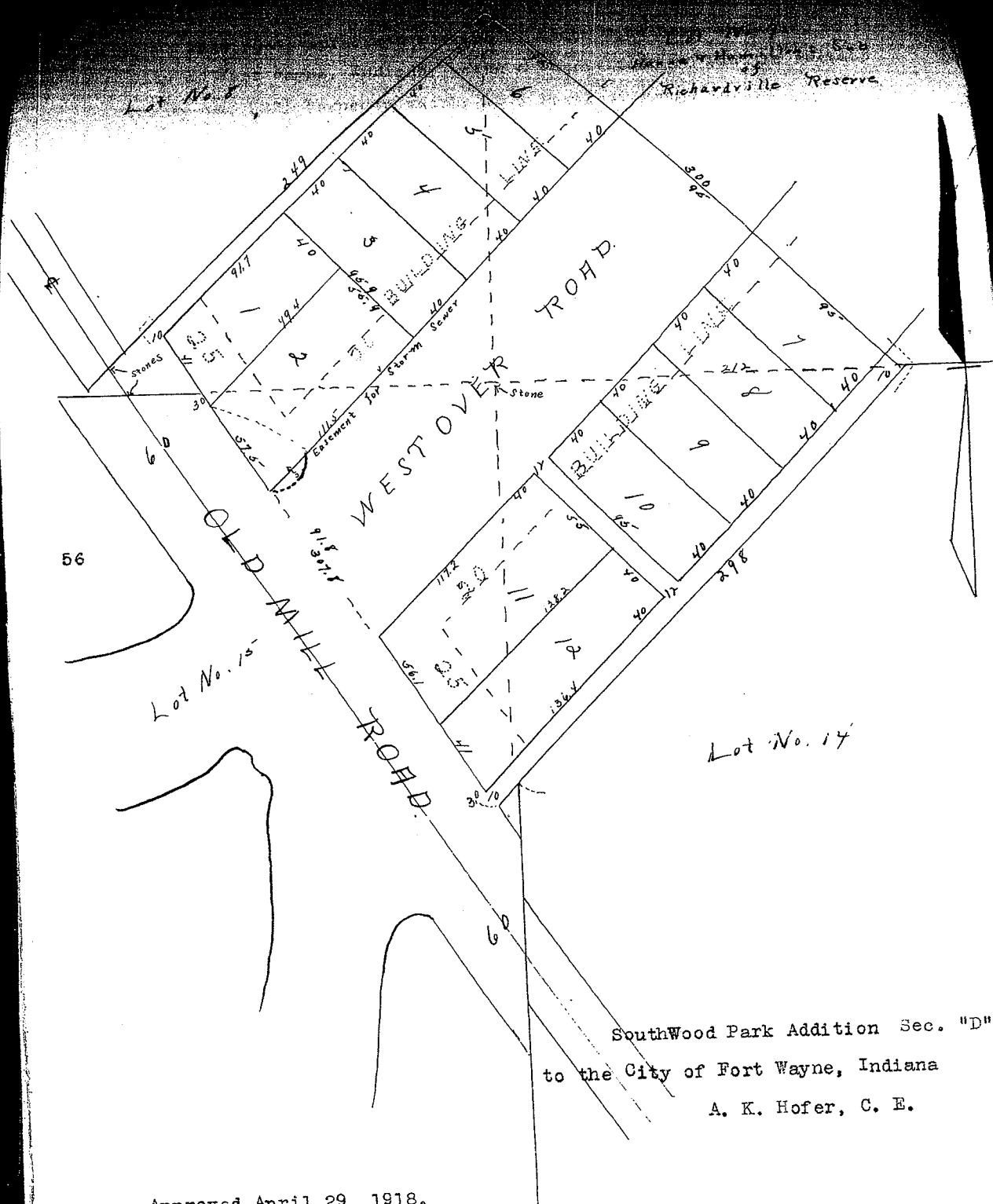
15  
*South Wood Park  
 Addition Sec. C  
 To The City of Fort Wayne, Ind*



South Wood Park Addition Section "C" platted as hereon shown is a subdivision of land in Sections 22 and 23, Township 30 North, Range 12 East, Allen County, Indiana, previously platted as part of Lot 15 of Hanna and Hamilton's Subdivision of Richardville Reserve, being that portion of said Lot 15 more fully described as follows, to-wit:

Beginning at the North West corner of Lot 15 aforesaid; thence East on the North line thereof 1138.7 feet to the center line of a highway known as the Old Mill Road; thence south east on the center line of said highway 345.3 feet to the East line of said Lot 15; thence South on the East line thereof 754.8 feet; thence West by deflection to right  $88^{\circ} 52'$  to the tangent of curve, said curve being to left  $R = 1114.7$  L. C. = 280.7,  $I = 14^{\circ} 28'$ ,  $D. = 5^{\circ} 08' 30''$  to P.R.C.; thence by curve Right,  $R. = 1020$  L. C. = 564.3  $I = 32^{\circ} 06' 54''$  to P.R.C.; thence by curve left  $R. = 1128.36$ , L. C. = 494.2'  $I 25^{\circ} 18'$   $D. = 5^{\circ} 04' 48''$  to the West line of said Lot 15; thence North on West line of said Lot 15, 1053.3 to the place of beginning.





Approved April 29, 1918.

J. O. Brown

A.T.Anderson,

Duly entered for taxation Aug. 6, 1921.

Angus C. McCoy

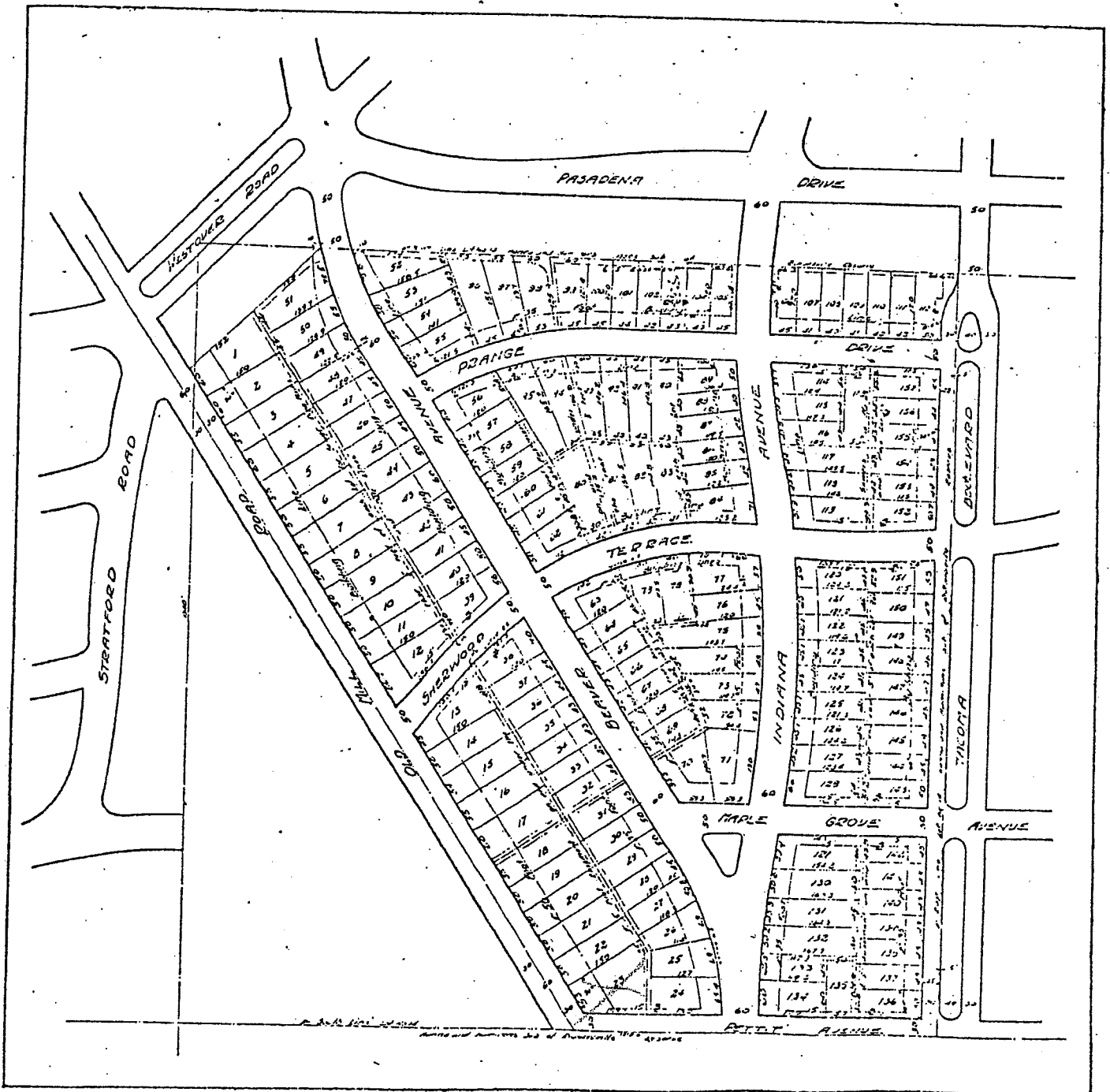
Auditor Allen County, Indiana.

THE S. B. CO-46

# South Wood Park

## Section "E"

An Abstract of the Title to Lot 103, Section "E," South Wood Park  
Addition to the City of Fort Wayne, according to the recorded  
plat thereof, in Allen County, Indiana.

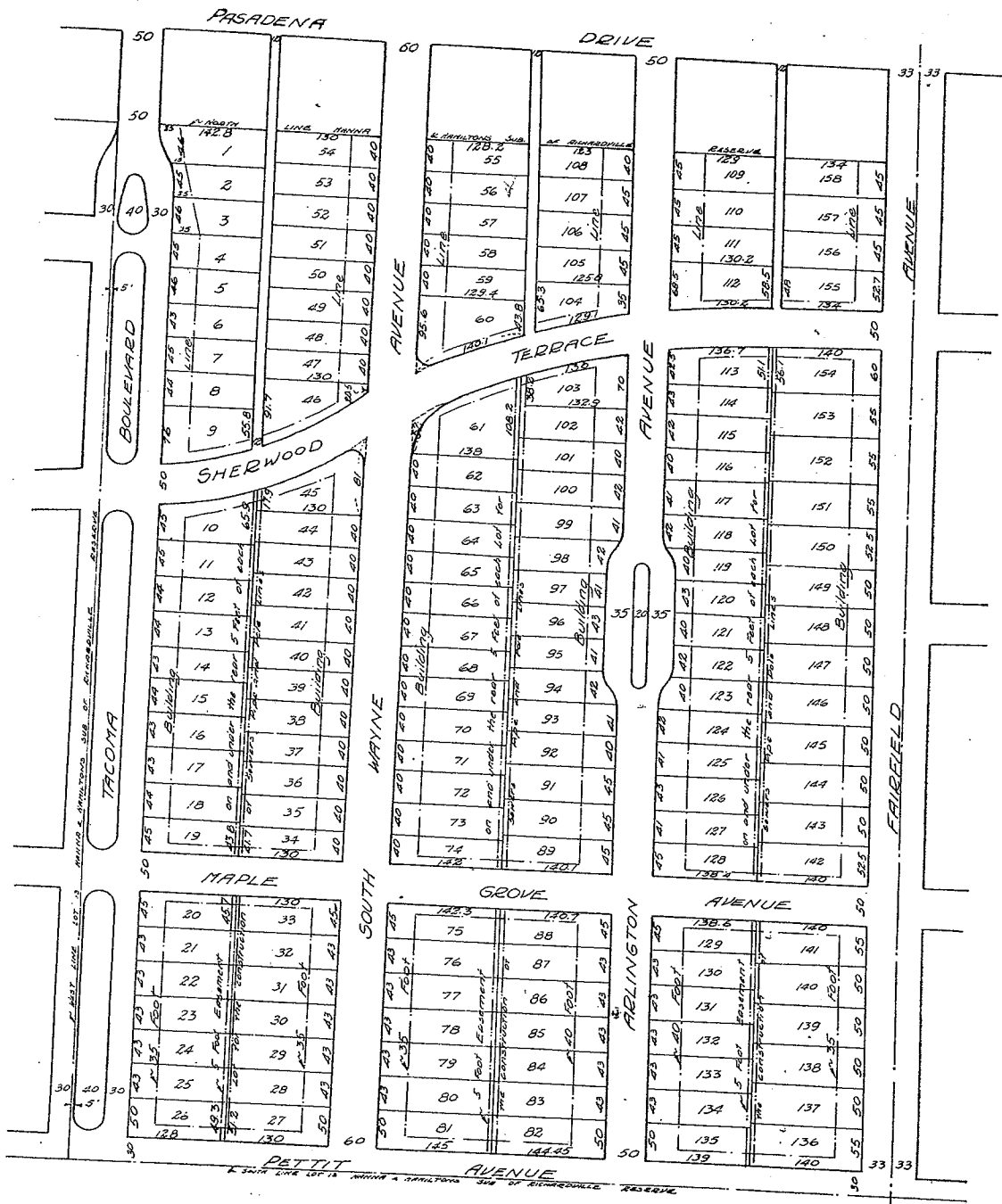


# South Wood Park

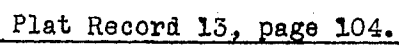
## Section "F"

Attachment 14

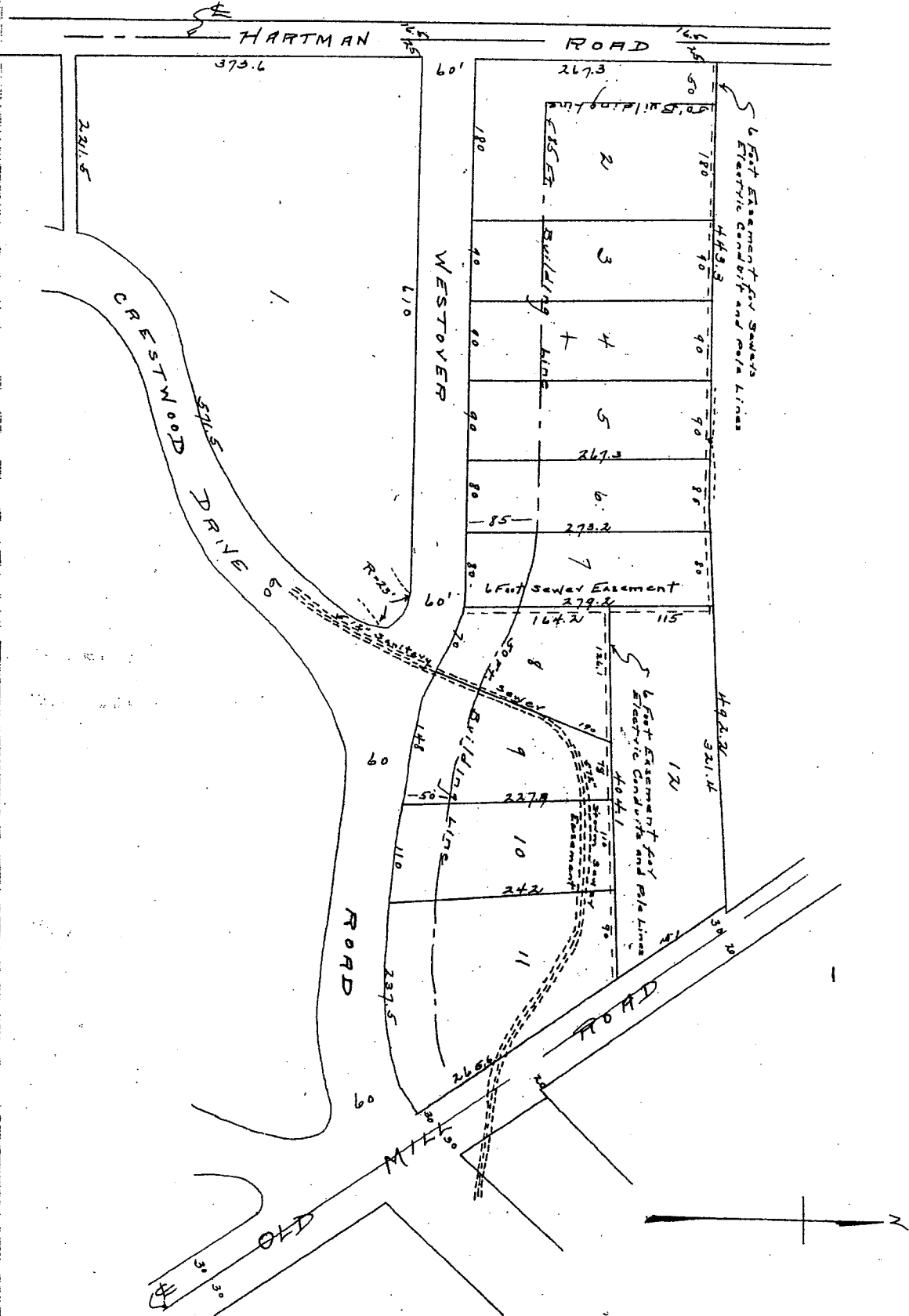
An Abstract of the Title to Lot 56, Section "F," South Wood Park Addition to the City of Fort Wayne, according to the recorded plat thereof, in Allen County, Indiana.



Attachment 15



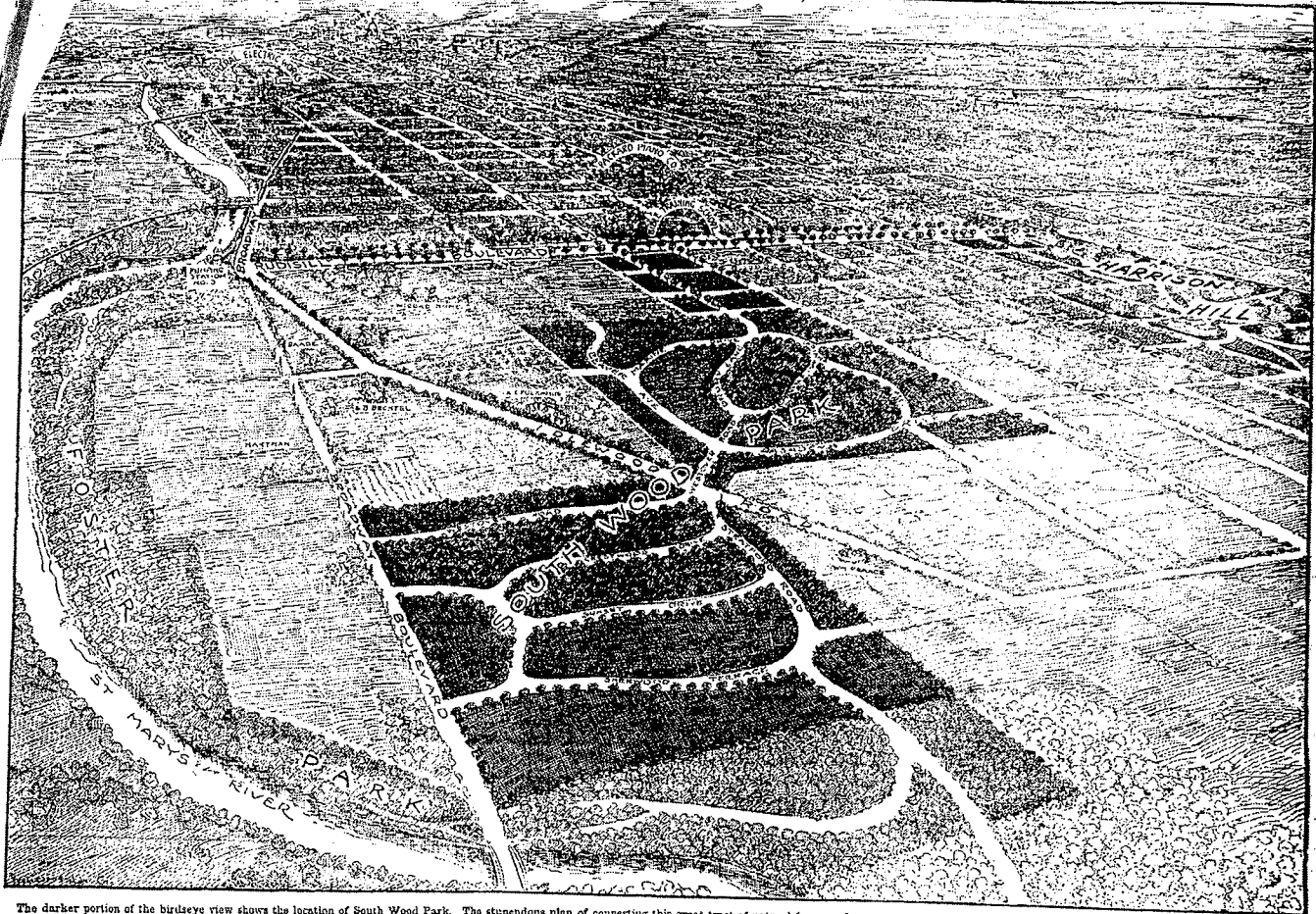
PLAT OF WESTOVER PLACE ADDITION.



Recorded May 18, 1927 at 11:25 A.M.

PLAT RECORD 12 page 83

# SOUTH WOOD PARK FORT WAYNE'S SUPREME SOUTH SIDE DEVELOPMENT



The darker portion of the birdseye view shows the location of South Wood Park. The stupendous plan of converting this great tract of natural forest and open grounds into the most highly improved city property is now going forward under the direction of Hilgeman & Schaaf.

## SOUTH WOOD PARK IS NOW READY TO RECEIVE THE PEOPLE OF FORT WAYNE

Planned and Developed by  
**Hilgeman & Schaaf,**  
"of Harrison Hill."

To the People of Fort Wayne:  
South Wood Park, which already has  
claimed the title of "Fort Wayne's

Supreme South Side Development," is  
not a dream.  
It is a reality.  
We invite you TODAY to come and  
see for yourselves.  
Without waste of time or to pre-  
claim to you what we INTEND to do,  
we have gone ahead quietly to pre-

pare for you this splendid place of  
future beautiful drives, homes, pub-  
lic ways and landscape gardening. And  
now that the work is far enough along  
to permit you to comprehend the im-  
portance and the thoroughness of the plan,  
we give you a cordial invitation to be-  
come acquainted at once with South  
Wood Park.  
**South Wood Park**  
A Descriptive Name.  
You who are familiar with the beau-  
tiful tracts included in this largest of  
all south side developments will cer-  
tainly recognize the character of the  
name. The large areas of woods are  
graced by hundreds of handsome forest

### How South Wood Park Is Being Developed.

A personal visit to South Wood  
Park at the earliest possible moment  
will show you the fullest idea of the  
method of development of these great  
areas of forest and open grounds. We  
have placed miles of temporary low  
fencing which outlines the driveway  
and the lot lines.

### All Modern Improvements For South Wood Park.

The present condition of the devel-  
opment does not give you, however, a  
full understanding of the grand  
scheme of the modern improvements  
to be provided. These include: Park-  
ing, attractive, ornamental boulevard  
lighting, water, sewer and gas.

### The Winding Driveways in South Wood Park.

We are particularly proud of the  
design of the long stretches of drive-  
way through the wooded portions of  
South Wood Park to save hundreds of  
the finest forest specimens and at the  
same time give the purchaser liberal  
areas of tree-covered parkways.

### What the Development Means to Fort Wayne.

The most enterprising cities of  
America have attached to their plan-  
ing the estimation of the world through  
the efforts of those citizens who have  
unbounded faith in the future of their  
city, and who have worked hard to  
make their "dreams" come true. We  
have that same faith in Fort Wayne.  
South Wood Park is a step toward  
the realization of the "dream" which we  
have. But we know that Fort Wayne  
will soon be the most beautiful city  
of the world for the reason that the  
city fathers are here at the beginning  
of this great south side development  
and will help her upward and  
onward to her much toward greater  
things.

### And in the Meantime—

We urge you to get acquainted with  
South Wood Park. Visit the place  
often. There is much to see and to  
learn. We are not going to tell you  
that we want you to buy a home here  
and to join with many others in  
developing the new city and which  
shall be the pride of all Fort Wayne.  
When you are in South Wood Park the  
thought will come to you without our  
suggestion. And that's why we ask  
you to make yourself at home in this  
beautiful place.

HILGEMAN & SCHAAF,  
240-242 Valley Building  
Phone 404.



This photograph, made in Arcadia Court (Hilgeman & Schaaf development) shows how the streets and parkways in South Wood Park are being laid out. A visit to South Wood Park shows the superiority of this plan.



In cutting the streets and boulevards through the forest in South Wood Park, the landscape architect has been guided by the desire to preserve hundreds of the finest specimens of the forest. The photograph is a typical view in the broad wooded section of South Wood Park.

FOSTER PARK



OAKDALE HISTORIC DISTRICT

Created on May 15, 2008  
FILENAME: 01c\_districts.gws  
Potential historic districts gws  
Layout: Southwood Park  
Dev: SPGIS-my

Contributing  
Non-contributing  
Contributing garage  
Non-contributing garage  
Garage/farmhouse  
Brick wall  
Stone wall  
Parking lot  
Hwy. Boundary

Scale: 1" = 100'  
0 100 200 Feet

Legend:  
- Contributing  
- Non-contributing  
- Contributing garage  
- Non-contributing garage  
- Garage/farmhouse  
- Brick wall  
- Stone wall  
- Parking lot  
- Hwy. Boundary





Southwood Park Historic District, Allen Co., IN photo #2

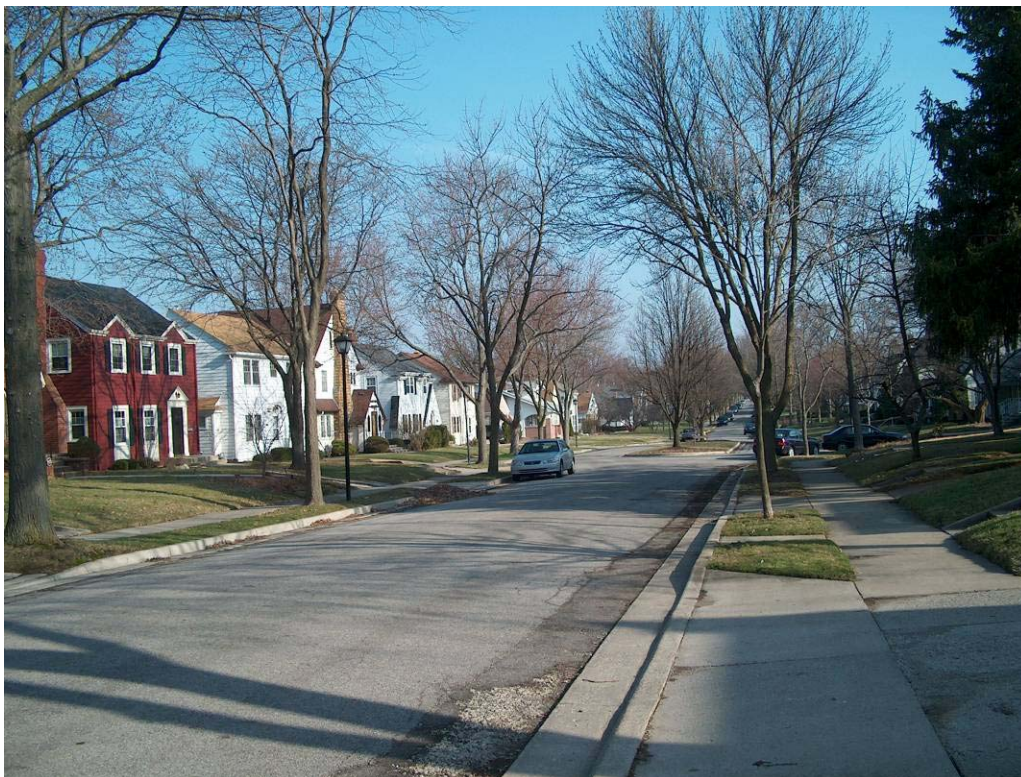


Southwood Park Historic District, Allen Co., IN photo #4





Southwood Park Historic District, Allen Co., IN photo # 8

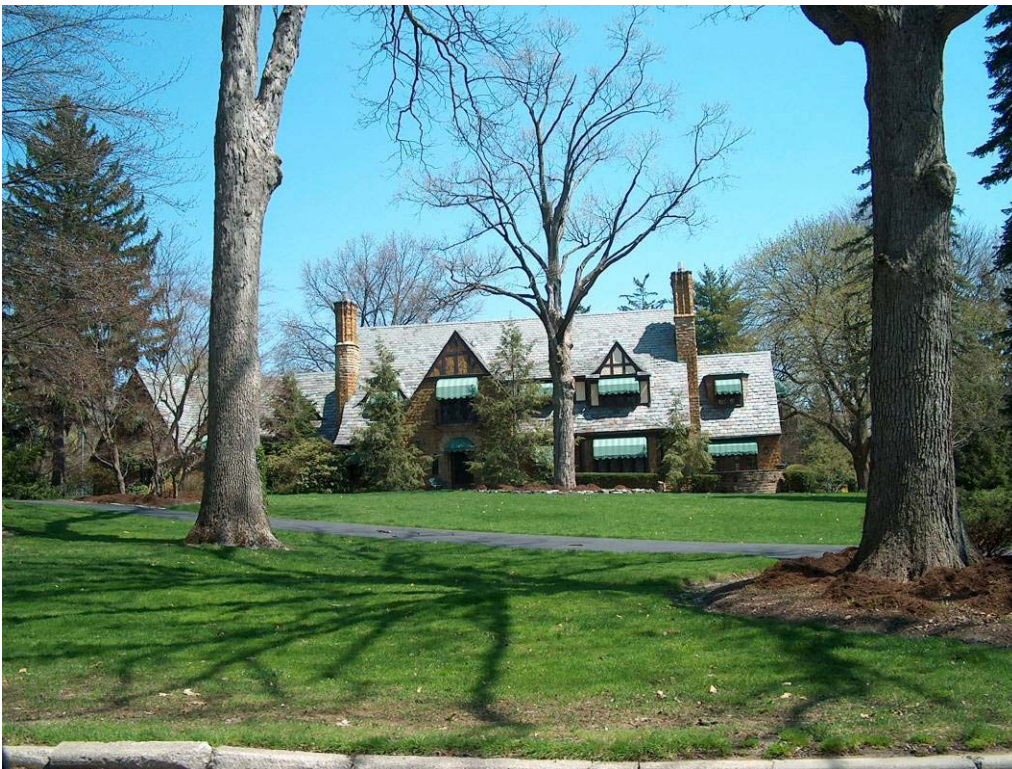


Southwood Park Historic District, Allen Co., IN photo #9





Southwood Park Historic District, Allen Co., IN photo # 14

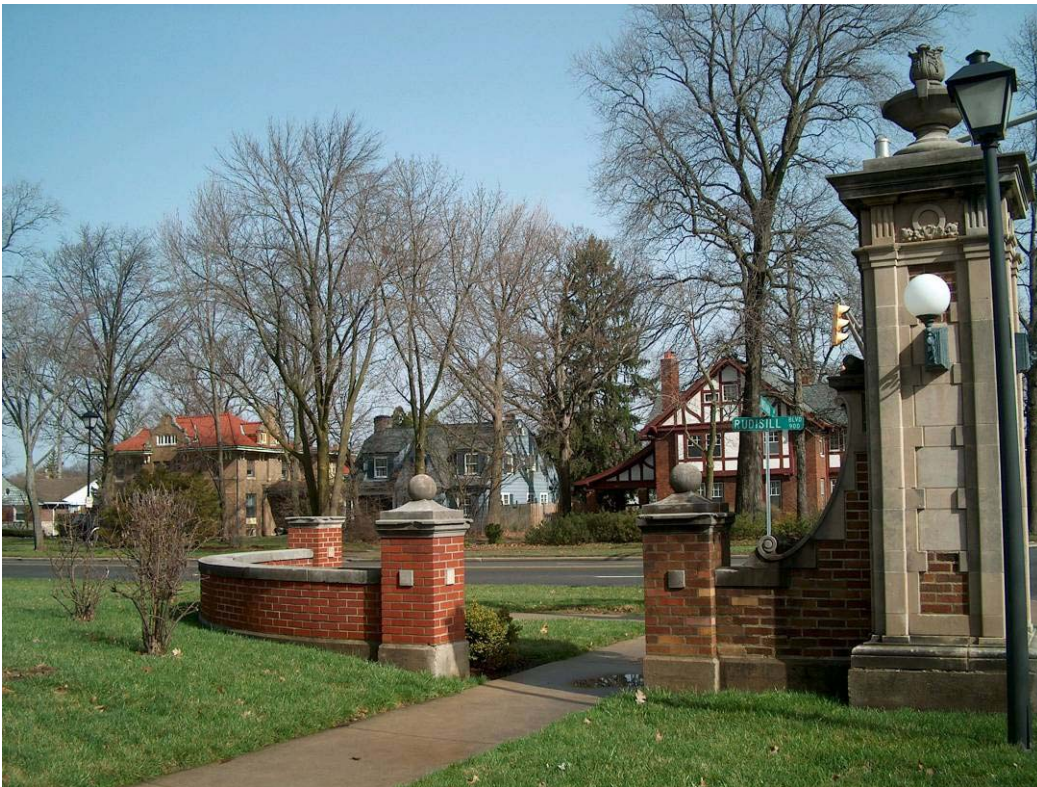


Southwood Park Historic District, Allen Co., IN photo # 17





Southwood Park Historic District, Allen Co., IN photo # 22



Southwood Park Historic District, Allen Co., IN photo #27